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BUILDING INSPECTION COMMISSION

Sitting as the ABATEMENT APPEALS BOARD

NOTICE OF MEETING: Tuesday, February 21, 1995, at 4:00 p.m. in Room 2001 of 1660 Mission Street, San Francisco, California 94103-2414

CALENDAR:

FOR THIS MEETING OF THE ABATEMENT APPEALS BOARD--and until such time as a policy is formally adopted,--it is the interim cooperative intent of the Abatement Appeals Board of the City & County of San Francisco that, at the point so designated as **Public Comment** on the following Calendar, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdication of the Board--excepting calendar items. With respect to calendar items, the public's opportunity to address the Board will be afforded when the item is reached in the meeting. Each member of the public may address the Board for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the chairperson may continue **Public Comment** to another time during the meeting.

Please see attachment for the Commission's interim cooperative intent on accessibility to its meetings.

A. CALL TO ORDER and ROLL CALL:

Commissioners: [ ] Buscovich, [ ] Davis, [ ] Hansen, [ ] Hood, [ ] Guinnane, [ ] Sanbonmatsu, [ ] Vasquez.

B. OATH: All parties giving testimony before this Board today will rise, raise their right hands and be sworn.

C. APPEAL(S) CONTINUED FROM PREVIOUS HEARING(S): Order of Abatement: None

---

D. NEW APPEAL(S): Order of Abatement:

CASE NO. 6599: **27-29 Chenery Street** [see attached pages 1 - 16]

Owner of Record: Lourdes DelRosario, P.O. Box 3032, Daly City 94015
c/o Joseph Bravo, 100 Bush Street, Suite 925, San Francisco, CA 94104

Appellants Request: a Life Time Moratorium to the Director's Order of Abatement.

DETERMINATION & PROVISION(S):_____

3 1223 07086 6570

CASE NO. 6600: **3000 24th Street** [see attached 17 - 25]

Owner of Record: John H & Sharon Wong Trust, 669 25th Av., San Francisco, CA 94121
c/o Donna Wong, 242 12th Av., San Francisco, CA 94118

Appellants Request: Notice of Violations be set aside because the stairs would have to be moved to comply.

DETERMINATION & PROVISION(S):_____

CASE NO. 6601: **455 Joost Avenue** [see attached pages 26 - 32]

Owner of Record: Blatchly Jayne Trustee, 455 Joost Av., San Francisco, CA 94127
c/o Mark Brand, AIA, 143 Eureka St., San Francisco, CA 94117

Appellants Request: seeking up to 180 days to comply.

DETERMINATION & PROVISION(S):_____

CASE NO. 6602: **2511 22nd Avenue** [see attached pages 33 - 36]

Owner of Record: Ligaya A. Reyes, 10785 Bodega Hwy., Sebastopol, CA 95472
c/o Ross S. Reyes, 10785 Bodega Hwy., Sebastopol, CA 95472

Appellants Request: seeking up to 180 days to comply.

DETERMINATION & PROVISION(S):_____

CASE NO. 6603: **212 Stockton Street** [see attached pages 37 - 43]

Owner of Record: T K K Associates, c/o Cushman & Wakefield, 555 California St., San Francisco, CA 94104
c/o Marta Beckwith, Pillsbury Madison & Sutro, 225 Bush Street, P. O. Box 7880, San Francisco, CA 94104

Appellants Request: vacation of the Order of Abatement and asking the Board to permit the Appellant to proceed with tenant improvements pursuant of already issued permits and the appeal before the Access Appeals Commission.

CASE N0. 6603 - Cont'd.

DETERMINATION & PROVISION(S):

E. REHEARING(S): Order of Abatement

CASE NO. 6593: **2770 Bryant Street** [see attached pages 44 - 49]

Owner of Record: Virginia Velasco, 1304 York St., San Francisco, CA 94110

Appellant Request: seeking more time to complete repairs.

DETERMINATION & PROVISION(S):

CASE NO. 6489: **2614 Buchanan Street** [see attached pages 50 - 63F)

Owner of Record: Adams, John C. & Gregory, 2614 Buchanan St., #3, San Francisco, CA 94115
c/o Janis Platt, 2614 Buchanan St., #2, San Francisco, CA 94115

Appellants Request: clarification of Abatement Appeals Decision of March 23, 1994.

DETERMINATION & PROVISION(S):

F. FRANCHISE TAX BOARD CASES: Order of Abatement: N o n e.

G. PUBLIC COMMENT [refer to lead note at the head of this Calendar].

H. ADJOURNMENT.

BN/ml

cc: AAB Commissioners
Secretary for Commissioners
Director, DBI
Acting Deputy Director, DBI
CED Chief
CED Hearing Officer
City Attorney
City Planning
CED Record Clerk
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Board of Permit Appeals, City Hall
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy

[HIS(P:\2-21-95.aab) 2-13-95

SEE ATTACHED SHEET FOR INFORMATION CONCERNING ACCESSIBILITY TO MEETINGS.

Interim Cooperative Intent on Accessibility to Meetings

SIGN LANGUAGE INTERPRETERS will be available upon request. Please contact *Peter Fries,* [redacted] *Secretary to the Building Inspection Commission*, at VOICE (415) 558-6164 or TDD (415) 558-6161 at least 72 hours prior to the meeting.

See the reverse for the meeting location.

TRANSPORTATION The closest accessible MUNI lines serving this location are:

42 Van Ness (Downtown Loop)
26 Valencia (Inbound disembark @ Market & Gough)

STREET PARKING: Two blue zones at 1695 Mission Street near the corner of Duboce & Mission and two on Otis near Duboce.

SOUND SYSTEM For persons with hearing difficulty, an FM Amplifying System will be available at all Commission meetings.

MULTIPLE CHEMICAL SENSITIVITIES Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the city to accommodate these individuals.

SEATING Accessible integrated seating for persons with disabilities (including those using wheelchairs) will be available.

DOCUMENT FORMATS Minutes of the meeting will be made available in large print, tape, disk form and/or readers upon request. If you require the use of a reader, *Peter Fries,* [redacted] *Secretary to the Building Inspection Commission*, at VOICE (415) 558-6164 or TDD (415) 558-6161 at least 72 hours prior to the meeting.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB HEARING

Date: February 10, 1995

Nature of Appeal:

[x] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

Lourdes del Rosario
P. O. Box 3032
Daly City, CA 94015

PROPERTY ADDRESS 27 Chenery Street

BLOCK 6657 LOT 034

APPEAL NO. 6599 Source Code DIO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on November 4, 1994, will be heard by the Board at 4:00 p.m. on February 21, 1995, Tuesday in Room 2001, 1660 Mission St., San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: Joseph Bravo, Esq.
100 Bush St., Ste. 925
San Francisco, CA 94104

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ 56.24

LOURDES KURILLO
Appellant

Appeal Number 6599

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 19, 1994.

(2) The affected premises are located at 27-29 Chenery Street, San Francisco. They contain 3 dwelling units and _____ rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

See attached brief

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

See attached brief

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
Joseph K. Bravo, Esq.
100 Bush Street, Ste. #925
San Francisco, CA 94104

Tel. No. 415/394-6300

November 28, 1994
Date Filed

Signature (Print Name Below)
Joseph K. Bravo, Esq.

2

File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454
ml/AAB-Form

Joseph K. Bravo, Esq. No. 107-646
BRAVO & MARGULIES
100 Bush Street, Suite 925
San Francisco, CA 94104
Telephone: (415) 394-6300
Facsimile: (415) 394-0340

Attorneys for Defendants

BEFORE THE BOARD OF ABATEMENT APPEALS

IN THE CITY AND COUNTY OF SAN FRANCISCO

IN RE: 27 CHENERY STREET OWNER: LOURDES KURRILLO	ORDER NO. 167 072 APPEAL AFTER DIRECTOR'S HEARING

1. Owner, appellant, Lourdes Kurillo, hereby appeals the decision following the Director's Hearing of October 19, 1994 regarding the property otherwise known as 27-29 Chenery Street.

THE DIRECTOR'S HEARING WAS PREMATURE

2. The first basis for appeal is that the Bureau of Building Inspection staff had previously agreed to postpone the October 19 hearing until owner and appellant's counsel could have an opportunity to meet with Mr. Bernie Tom to try and resolve the dispute in this case. That meeting was originally scheduled for October 13, 1994 at the subject property.

After a two hour wait at the property on October 13, 1994, appellant's counsel telephoned Mr. Tom and learned that Mr. Tom had scheduled the appointment for the next day. Because of the inability to schedule a meeting prior the director's hearing on

October 19, Mr. Tom agreed with a postponement of the Director's Hearing until we had an opportunity to meet. This postponement was confirmed with Mr. Robert Noelke on the telephone.

4. Appellant did not learn that the director's hearing had taken place until she was informed of the pending decision, which she received in the mail.

THERE HAS BEEN NO UNLAWFUL CONVERSION

5. As for the merits of the department's contention, appellant maintains that she is not in violation of applicable zoning laws regarding her property. There are currently two structures on the lot: (1) a main house with two kitchens and two dwelling units--one upstairs, and one downstairs; and (2) a smaller dwelling unit recently built with proper permits. Appellant maintains that the main house has always legally been maintained as two separate dwelling units. In 1986, appellant added the smaller, third dwelling unit, by consructing a separate structure on the lot. This third dwelling unit was added with proper permits.

6. The City's position is stated in the Zoning Administrator's letter of February 19, 1991. There, the Zoning Adminstrator has indicated that the subject property has always been permitted to be no more than two legal dwelling units and that there is no provision for a third dwelling unit on the property. The Zoning Administrator has also taken the position that the main house may be maintained as no more than one dwelling unit.

6. Appellant maintains that the main house has always been built and maintained as two separate units. Contrary to the implication of the Zoning Administrator, appellant never installed a new kitchen in the main house. The true facts are that appellant merely rearranged the downstairs kitchen--but the rearranged

downstairs kitchen already existed legally.

7. The third separate dwelling unit was built as a separate structure on the property with specific City approval. The addition of that third legal unit is what has apparently triggered the notion that appellant violated zoning laws by adding a third unit; however, that unit was added with City approval.

8. Appellant contends that the City is estopped from now demanding that she submit revised plans for the main house to convert it back to one unit--or connect the upstairs and downstairs portions of the main house with the newly added dwelling unit so that the two structures constitute two dwelling units. Appellant has complied with all applicable laws for the remodeling of her property at each step of the way. She cannot now be faulted for non-compliance when she sought and obtained approval from the City for the improvements she made.

9. Appellant reminds this Board that appellant is a bed ridden paraplegic, who lives at 27 Chenery Street day in and day out. Requiring appellant to comply with a directive that has no merit would work an unfairness and a denial of her rights of due process.

10. For all the above reasons, appellant respectfully requests that the appealed from order be overruled and that she be permitted to maintain her property at 27 Chenery Street in its present condition.

11. Appellant also requests an opportunity to supplement the record in this case with additional documentation prior the hearing of this appeal.

<u>LIFETIME MORATORIUM</u>

12. Appellant requests, in the alternative that she be granted a

life time moratorium for the current use of the property, puruant to section 203 of the Building Code. Appellant contends that there are no life safety hazards in the main house. More specifically, there are at least two exits. Under the circumstances of appellant's owner occupancy, her hardship conditions, a life time moratorium would be appropriate.

Respectfully submitted,

Joseph K. Bravo, Attorney for Appellant

In the event the appellant fails to appear at the hearing or if the Abatement Appeals Board fails to issue its findings and decisions within the time set forth above, or denies the appeal, the order of the Director of Public Works shall be immediately effective from the date the order was issued.

Except in cases of lack of quorum, failure of the Abatement Appeals Board to meet any of the time periods specified herein shall result in the Director's order taking effect immediately.

In any appeal where the Abatement Appeals Board finds that there exists in, on, or near any premises, building or structure, any condition constituting an imminent and substantial hazard to the life, health, or safety of any occupant thereof, or other person, any decision of the Abatement Appeals Board modifying the order of the Director must provide that work to repair each such hazard commence within 30 days and be completed within 90 days after service of such decision. With respect to other violations which are not found by the Abatement Appeals Board to constitute such a hazard, any decision of the Abatement Appeals Board modifying the order of the Director must provide that the work or repair such violations commence within 60 days and be completed within a reasonable time not to exceed 18 months.

In any case of extreme financial hardship, the Abatement Appeals Board may grant a moratorium to correct conditions which are not imminent and substantial hazards. Such a moratorium shall be granted only to an owner occupant of a single or two-family dwelling where all such hazards, as found by the Superintendent, have been corrected. The decision of the Abatement Appeals Board in any case in which a moratorium has been granted, as set forth above, shall contain the duration of the moratorium, and the conditions for its termination. A copy of the decision granting a moratorium shall be recorded in the office of the Recorder of the City and County of San Francisco.

Notwithstanding the provisions of this code and the San Francisco Housing Code, the Abatement Appeals Board, upon the written appeal of any person, may grant a moratorium from enforcement of a Director's order made pursuant to Section 203 (f) for the property which is the subject of the order in order to prevent displacement of low and moderate income persons from affordable housing, if the Board finds that:

1) The Director's order from which the appeal is taken was issued after April 1, 1986; and

2) The property is a Group R, Division 1 (R-1) building as defined in Section 1201 of the Building Code; and

3) The building was constructed prior to January 1, 1956; and

4) The condition does not constitute a life hazard or a fire hazard as defined in Chapter 4 of the Building Code; and

of Public Works

Office of The Director
John E. Cribbs
Director

APPEAL FILING
File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454
FILING FEE: $ 56.24

ADDRESS: 27 CHENERY STREET

BLOCK: 6657 LOT: 034

SEQ: 01 CASE: DIO

OWNER'S NAME:
DELROSARIO, LOURDES

DELROSARIO, LOURDES
P. O. BOX 3032
DALY CITY, CA 94015

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 167,482

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 19, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 167,072. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES. THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST. 6th FL., 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 15, 1994.

John E. Cribbs
JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

8

APPROVED: OCTOBER 19, 1994

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE:
PROPERTY ADDRESS:
27 CHENERY ST
BLOCK: 6657 LOT: 034
SEQ: 01 CASE: DIO

DELROSARIO LOURDES
P O BOX 3032
DALY CITY CA
94015

OWNER'S NAME:
DELROSARIO LOURDES

INSPECTOR: _____

DISTRICT: 38A CT: 218

NOTICE OF CONTINUED HEARING

ORDER NO. 167072

Hearing of the Complaint of the Superintendent of the Bureau of Building Inspection on file in the Office of the Director of Public Works against the property at the location shown above has been CONTINUED until Wednesday, 10/19/94, at 10:00 A.M. in Room 282, City Hall, San Francisco.

The Owner of Record, designated above, is hereby notified to appear.

John E. Cribbs

John E. Cribbs, Director
Department of Public Works

(9)

38A-P63-P63-003

(415)558-6454 1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

cc: Pat McKenzie, HID

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

February 19, 1991

Mrs. Lourdes Kurilo
29 Chenery Street
San Francisco, CA 94131

Dear Mrs. Kurilo:

Re: 29 Chenery Street
Building Permit Application No. 9005366

This is in response to the February 6, 1991 letter from your niece, Ms. Toni Muscovitch, to David Lindsay of our Violation Abatement Section. I would like to address the various points raised in Ms. Muscovitch's letter.

We are certainly sympathetic to your health problems, and are prepared to make some allowance with regard to the time within which you are required to submit revised plans. Please note that we were not requiring you to alter the building within thirty days; we were requesting you to submit revised floor plans.

With regard to your statement that City records establishing the legality of the ground floor apartment have been lost, I am advised by Mr. Lindsay that the City's records for the property appear to be complete. All records support this Department's position that the legal use of the property is two dwelling units - the main house being one dwelling unit and the rear addition being the second dwelling unit. None of the City's records support the legality of the ground floor apartment.

Ms. Muscovitch has advised us that for health reasons, you will need to live in the ground floor of the building. As we indicated in our Notice dated January 4, 1991, the location of your property in an RH-2 zoning district (House, Two-Family) and the size of your lot do not permit the creation of a third dwelling unit in the ground floor. However, if you wish to establish the ground floor rooms as a legal floor of occupancy, retaining the ground floor kitchen and bathroom, you will need to revise your floor plans so that the ground floor of the main house and the ground floor of the rear apartment become one dwelling unit, and the upper two floors of the main house and the upper floor of the rear apartment become the second dwelling unit, as follows:

1) Show the creation of an interior connection between the ground floor rooms of the main house and the ground floor of the rear addition as per the attached copy of the plan (1).

2) Indicate the removal of the kitchen cabinets, fixtures and utilities from the ground floor of the rear addition, per the attached copy of the plan (2).

3) Show the creation of a connection between the first floor kitchen in the main house and the first floor of the rear addition. This may be done by adding stairs into the rear addition from the existing stair landing per the attached copy of the plan (3A). Alternatively, you may propose to change the configuration of the rear first floor bathroom and show a door connecting the kitchen and first floor of the rear addition (3B).

4) Indicate the removal of the stairs connecting the two floors of the rear addition, per the attached copy of the plan (4).

In order to clarify the existing layout of the units, David Lindsay will be contacting you shortly to arrange an inspection of the property. In the meantime, if you have any questions, please contact him at 558-6393.

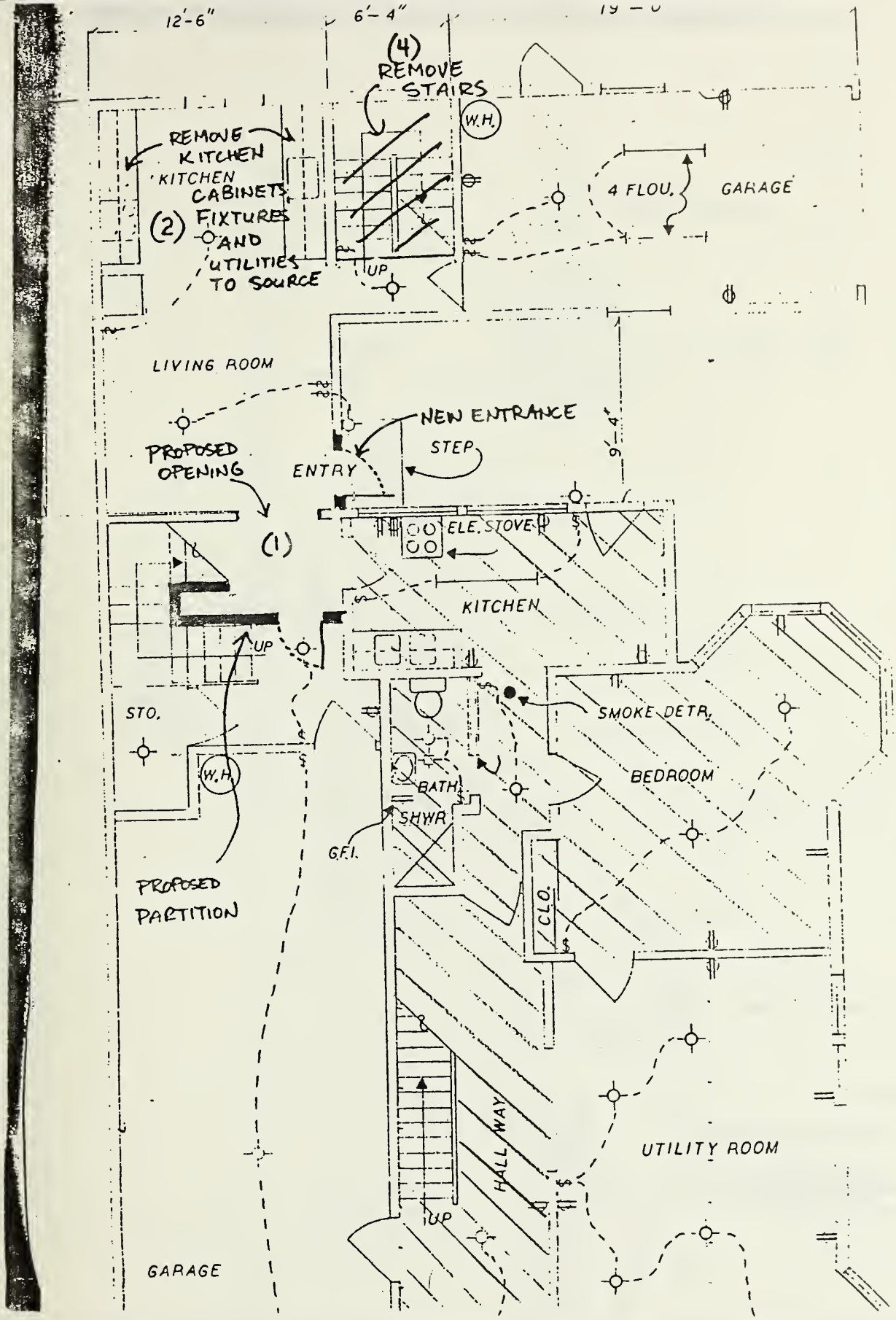
Very truly yours

Robert W. Passmore
Assistant Director of
Planning - Implementation
(Zoning Administrator)

RWP/all/273

Attachments

cc: Pat McKenzie, HID
cc: John Singleton, BID
cc: Wing Lau, CSD
cc: J. Hutchinson, PSD
cc: Ms. Toni Muscovitch
1927 Garden Meadow Avenue
Fairfield, CA 94533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W.H.
BATH
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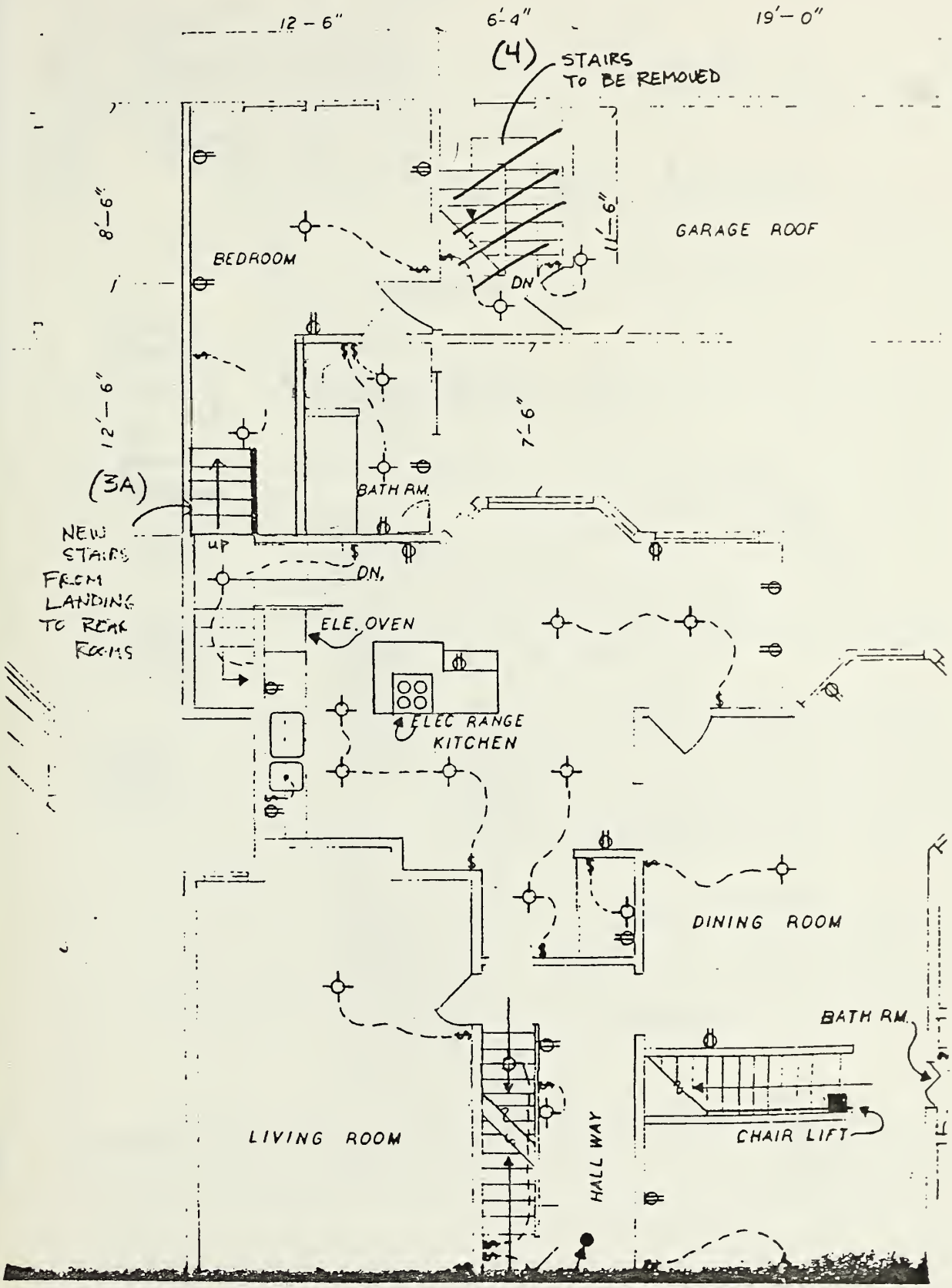
GARAGE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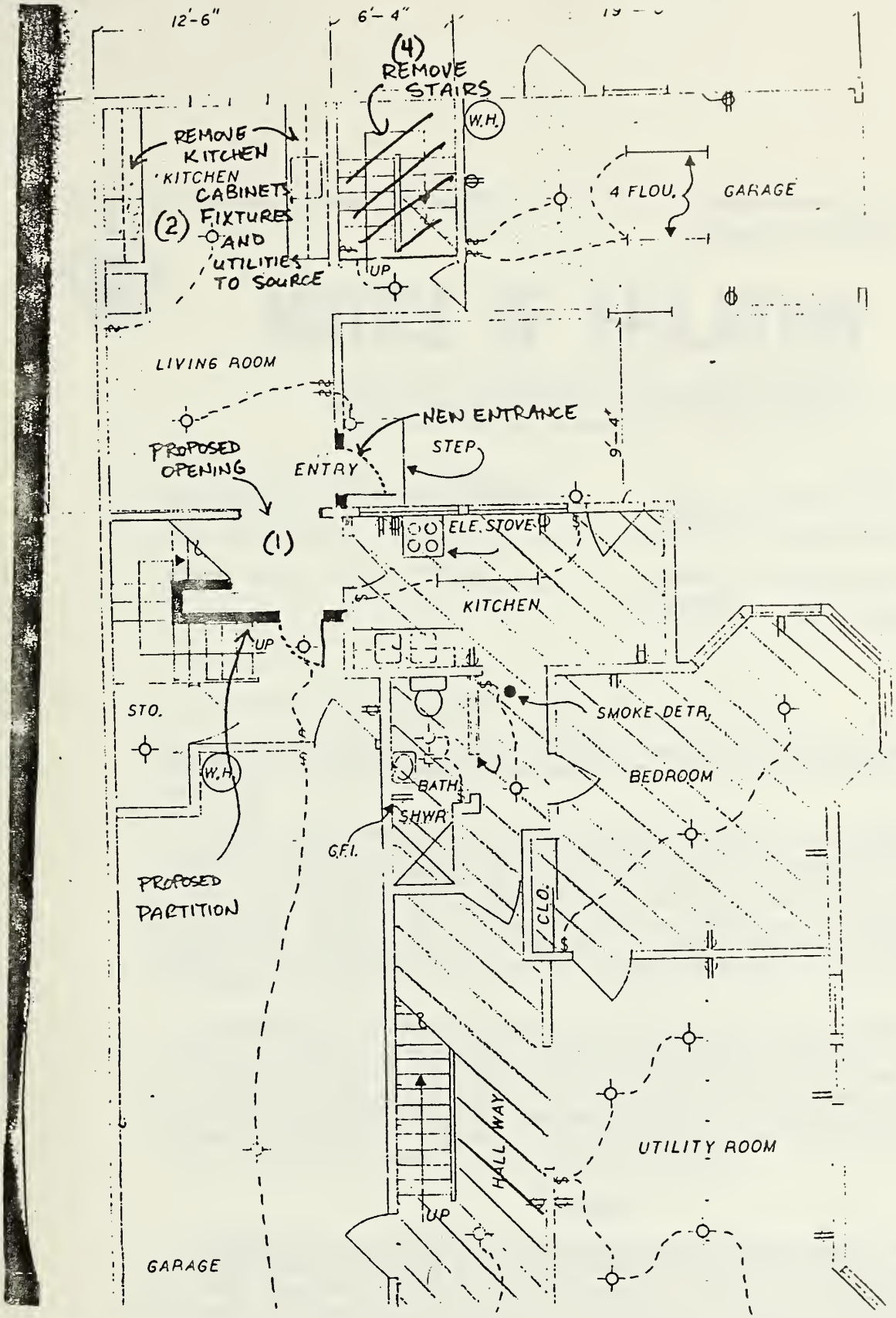
BATH RM.
LIVING ROOM
HALL WAY
CHAIR LIFT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REMOVE
KITCHEN
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CABINETS
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AND
UTILITIES
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LIVING ROOM
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BEDROOM
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G.F.I.
PROPOSED
PARTITION
CLO.
HALL WAY
UTILITY ROOM
UP
GARAGE

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

OF THE SAN FRANCISCO MUNICIPAL CODES RENDERING
HOUSING TO BE SUBSTANDARD (PER SECTIONS 17274 (b) (2)
AND 24436.5(b)(2), REVENUE AND TAXATION CODE)

10
12-3

LOURDES DEL ROSARIO KUPRILLO
P.O. BOX 3632
DALY CITY, CA. 94015

Date: 1/24/91
Property Address: 2729 GITNEY ST.

Assessor's Block 6657 Lot 34
Housing Inspector: P. McKENZIE

/ / Routine Checklist Notice /X/ Complaint Notice

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO:

PLEASE TAKE NOTICE that the above described premises was inspected by inspector(s) of the Bureau of Building Inspection of the Department of Public Works. As a result of the inspection, conditions(s) was found to exist in the notice of violation mailed to the owner(s), maintained in the premises in violation of the provisions of the San Francisco Municipal Code dealing, among other things, with housing, building, health, and/or safety. Based upon this inspection, the Superintendent has determined and declares these premises to be substandard housing.

ACCORDINGLY, THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION HEREBY ORDERS the owner(s) of the above described substandard property, within the time limit set forth in the notice(s), to make application (if required) for the necessary permits, to correct the conditions in the premises maintained in violation of the Municipal Code, thereafter to obtain permits and proceed to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICES(S).

WARNING

Sections 17274 and 24436.5 of the Revenue and Taxation code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. (PLEASE TAKE NOTICE THAT THE DATE OF THIS NOTICE OF VIOLATION MARKS THE BEGINNING OF THE SIX MONTH PERIOD).

15

OFFICE HOURS:
8 to 9 a.m. : 4 to 5 p.m.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION
DIVISION OF APARTMENT AND HOTEL INSPECTIONS

RM. 302, 450 McALLISTER
SAN FRANCISCO, CALIFORNIA 94102-4583

PHONE 558-6220

10

NOTICE

LOURDES DEL ROSARIO CARRILLO
P.O. BOX 3032
DALY CITY, CA - 94015

DATE 1/24/90

LOCATION 27-29 CHENERY ST.
(FRONT BUILDING)

The above premises owned, controlled or occupied by you are in violation of the law, and you are hereby ordered to comply with the following requirements;

LEGAL USE: Single family on 2 FLRS of occupancy. Basement converted to additional unit without benefit of building, plumbing, or electrical permits. Apply for building permit, with plans, to legalize use or revert to last legal use. Apply within 30 days, appropriate electrical/plumbing permits required.

SFBC 301 - 305

The above orders must be complied with within 30 days

PATRICK McKENZIE
Housing Inspector

DAH-24-83
9003-8-05

16

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB HEARING

Date: February 10, 1995

Nature of Appeal:

[x] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

John H & Sharon Wong Trust
c/o John H & Sharon Wong
669 25th Avenue
San Francisco, CA 94121

PROPERTY ADDRESS 3000 24th Street

BLOCK 3640 LOT 011

APPEAL NO. 6600 Source Code BWO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on November 10, 1994, will be heard by the Board at 4:00 p.m. on February 21, 1995, Tuesday in Room 2001, 1660 Mission St., San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: Donna Wong
242 12th Avenue
San Francisco, CA 94118

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ 56.24

Jong & Sharon Wong
Appellant

Appeal Number 6600

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 7. 1994.

(2) The affected premises are located at 3000 24th Street, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
The action being appealed is the Order to remove the existing work and replace the stairs. * SEE ATTACHED ITEM #3

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.
* SEE ATTACHED ITEM #4 and ATTACHED PHOTOGRAPHS

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above DONNA WONG.

(6) The official address of the undersigned is:
242 12th Avenue
San Francisco. CA 94118-2104

Tel. No. (510) 236-3350 (day)
(415) 751-7758 (eve)

November 7, 1994
Date Filed

Donna Wong
Signature (Print Name Below)
DONNA WONG

18

File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454
ml/AAB-Form

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Jong & Sharon Wong
Appellant

ATTACHMENT

3. The stairs located in the rear of the building had deteriorated requiring the replacement of steps and supports. Because of the danger posed to the occupants, the owner replaced the lumber on the stairs. The owner made no architectural changes aside from replacing deteriorated lumber.

   An electrical inspector cited the owners for installing a new stair into the working space for electrical panels and required the owners to file all necessary permits, call for reinspection and move the stairs out of the working space for panels.

   A public hearing took place on April 11, 1994. The decision was 30 days to obtain permits and do all work. On May 3, 1994, a building permit was issued for the stairs. The Building Inspector did not go to reinspect the site because other violations had to be cleared.

   The Action being appealed is the Order to remove the existing work and replace the stairs.

4. I am requesting a variance to keep the existing stairs. The order to move the stairs would mean overlapping adjacent stairs which are not affected by this Order. The building is located on a corner lot with extremely limited space in the rear of the building. The small and limited backyard does not allow for much flexibility in design.

   I wish to emphasize the fact that there were no architectural changes from the original design except to make them safer by replacing deteriorated lumber.

of San Francisco

Department of Public Works
Bureau of Building Inspection

E ENFORCEMENT DIVISION

DATE: 09/07/94
PROPERTY ADDRESS:
3000 24TH ST
BLOCK: 3640 LOT: 011
SEQ: 01 CASE: BWO

JOHN H & SHARON WONG TRUST
% JOHN H & SHARON WONG
669 25TH AV
SAN FRANCISCO CA

OWNER'S NAME:
JONG H & SHARON WONG TRUST THE

INSPECTOR: _____

94121 DISTRICT: 38A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 167194

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/07/94 in accordance with the DPW HEARING ORDER NO. 166602.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/04/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/07/94

Very Truly Yours,

John E. Cribbs
Director of Public Works

38A-P20-P20-008

(415)558-6454 1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

DONNA WONG
242 12th Avenue
San Francisco, CA 94118

RECEIVED
OCT 26 1994

October 18, 1994

John E. Cribbs
Director of Public Works
City and County of S.F.
DPW, Bureau of Building Inspection
1660 Mission St., 6th Flr.,
San Francisco, CA 94103

Subject: 3000 24th St., Order No. 167194
Block 3640 Lot 11

Dear Mr. Cribbs:

I am writing on behalf of my parents, Jong & Sharon Wong, regarding the order of abatement number 167194.

They were not present at the DPW Hearing on Sept. 7, 1994 because of the following reasons:

1) They do not read English and your letters are all written in English,
2) My father who used to handle all matters is unable to handle any business matters because he had a stroke,
3) I was not aware of this abatement order until recently when my parents handed this letter to me.

I am currently in the process of appealing the Order of Abatement and will be obtaining the necessary forms from DPW. All future correspondence regarding this order and all letters in English are to be sent to my attention at the following address:

Donna Wong
242 12th Avenue
San Francisco, CA 94118

Thank you.

Sincerely yours,

Donna Wong

Donna Wong on behalf of
Jong and Sharon Wong

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 09/07/94
PROPERTY ADDRESS:
3000 24TH ST
BLOCK: 3640 LOT: 011
SEQ: 01 CASE: BWO

JOHN H & SHARON WONG TRUST
% JOHN H & SHARON WONG
669 25TH AV
SAN FRANCISCO CA

OWNER'S NAME:
JONG H & SHARON WONG TRUST THE

INSPECTOR: _____

94121 DISTRICT: 38A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 167194

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/07/94 in accordance with the DPW HEARING ORDER NO. 166602.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/04/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/07/94

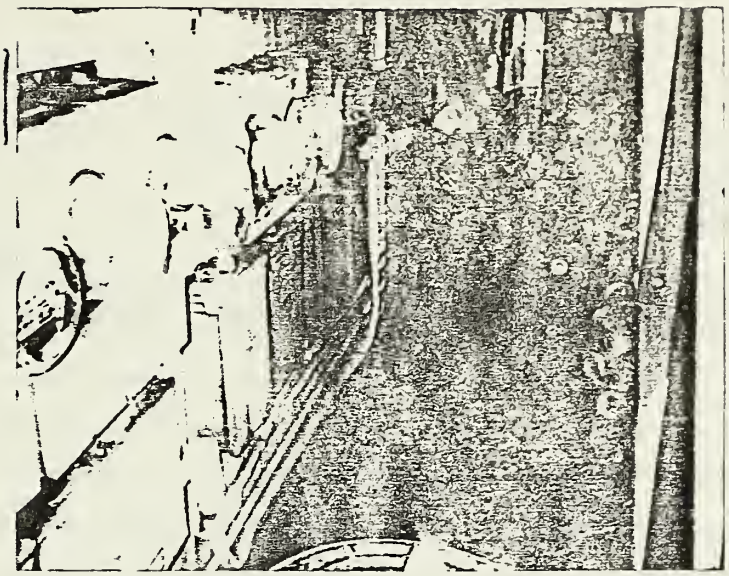
Very Truly Yours,

John E. Cribbs
Director of Public Works

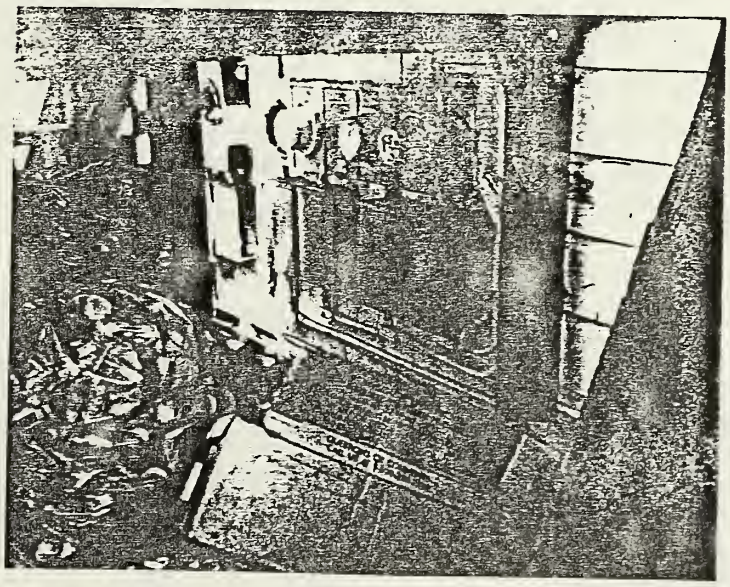
38A-P20-P20-008

(415)558-6454 1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

3000 - 24th St.



8-25-96 WM



8-25-96 WM

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy Thereof

IRST NOTICE

NOTICE DATE 7-13-93

SECOND NOTICE

OTHER _____
(CIRCLE ONE)

ADDRESS 3000 24th st

BC-Building Code
HC-Housing Code
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Code

VIOLATION DESCRIPTION:	CODE/SECTION:
New stair installed in front of ~~all~~ electrical	
panels	110-16 SFEC

THE FOLLOWING CORRECTIVE ACTION IS REQUIRED:

☐ STOP ALL WORK

File all necessary permits and call for reinspection
Move stair out of working space for panels

VESTIGATION FEE OR THER FEE WILL APPLY

☐ 9x Fee (Work w/o Permit after 1/1/1967)
☒ Reinspection Fee
☐ 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)
☐ No Penalty (Work w/o permit prior to 9/1/90)

PPROX. DATE OF ORK W/O PERMIT _____

☐ Other _____

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees may appealed to the Board of Permits Appeals within 15 days of permit action. Room 154-A, City Hall, 554-6720.

WARNING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Public Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

FOR FURTHER INFORMATION CONTACT INSPECTOR Melville
(Inspector — Print Name)

at ☐ Building Inspection Division, Room 201, 450 McAllister St. 558-6096
☐ Housing Inspection Division, Room 302, 450 McAllister St. 558-6220
☒ Electrical Inspection Division, Room 103, 450 McAllister St. 558-6030
☐ Plumbing Inspection Division, Room 103, 450 McAllister St. 558-6054
☐ Code Enforcement Division, Room 260, 1390 Market St. 554-8742

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: _____
Inspector Signature

24

85 (12/88)

City and County of San Francisco

Department of Public Work
Bureau of Building Inspectio

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy Thereof

FIRST NOTICE

NOTICE DATE 11-5-93

SECOND NOTICE

OTHER _____
(CIRCLE ONE)

ADDRESS 3000 24th st

BC-Building Code
HC-Housing Code
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Cod

VIOLATION DESCRIPTION: New stairs in panel working space

CODE/SECTION#: 110-16 EC

THE FOLLOWING CORRECTIVE ACTION IS REQUIRED:

☐ STOP ALL WORK

move stairs or move panels or comply with 110-16 after obtaining all necessary permits

INVESTIGATION FEE OR OTHER FEE WILL APPLY

△ 9x Fee (Work w/o Permit after 1/1/1967)

△ 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)

△ Reinspection Fee

☒ No Penalty (Work w/o permit prior to 9/1/90)

APPROX. DATE OF WORK W/O PERMIT _____

☐ Other _____

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permits Appeals within 15 days of permit action. Room 154-A, City Hall, 554-6720.

WARNING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Public Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

FOR FURTHER INFORMATION CONTACT INSPECTOR Melville
(Inspector — Print Name)

at ☐ Building Inspection Division, Room 201, 450 McAllister St. 558-609

☐ Housing Inspection Division, Room 302, 450 McAllister St. 558-622

☒ Electrical Inspection Division, Room 103, 450 McAllister St. 558-603

☐ Plumbing Inspection Division, Room 103, 450 McAllister St. 558-605

☐ Code Enforcement Division, Room 260, 1390 Market St. 554-874

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: _____
Inspector Signature

25

(12/90)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB HEARING

Date: February 10, 1995

Nature of Appeal:

[x] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

Blatchly Jayne Trustee
455 Joost Avenue
San Francisco, CA 94127

PROPERTY ADDRESS 455 Joost Avenue

BLOCK 3092 LOT 052

APPEAL NO. 6601 Source Code BWO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on December 6, 1994, will be heard by the Board at 4:00 p.m. on February 21, 1995, Tuesday in Room 2001, 1660 Mission St., San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: Mark Brand, A.I.A.
143 Eureka St.
San Francisco, CA 94117

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

(26)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ 56.24

Jayne Blatchly
Appellant

Appeal Number 6601

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Nov.-02-1994.

(2) The affected premises are located at 455 Joost Avenue, San Francisco, CA 94127 San Francisco. They contain One dwelling units and Zero rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

Order of Abatement NO. 167607. relating to notices of violation for a deck built without permits and a variety of other N.O.V.s. The owner was not able to attend the original hearing - see attachment. The Architect (MarkBrand) was hired on July 9, 1994 and has been preparing drawings.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

An additional 180 days to complete permit process -
A Variance (case No. 94.625V) was applied for on November 19, 1994. The hearing is scheduled for January 25, 1994. The Permit Application will be made within a week.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

(6) The official address of the undersigned is:
143 Eureka Street
San Francisco, CA 94117

Tel. No. (415) 626 9285

Dec. 6, 1994
Date Filed

Signature (Print Name Below)

27

Mark Brand, AIA

File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454
ml/AAB-Form

ESTATE of OTIS OLDFIELD — JAYNE BLATCHLY TRUST
455 JOOST AVENUE • SAN FRANCISCO
CALIFORNIA 94127 • (415) 585-6533

Sent Certified w/ Rtn. Sig. card 10/26/94

Mr. Robert Noelke
Code Enforcement Division
1660 Mission Street
6th Floor
San Francisco, CA 94103

Dear Mr. Noelke:

Confirming our phone conversation of yesterday, I am herewith requesting a continuance of the hearing scheduled for November 2nd 1994 at 10 a.m. on complaint at 455 Joost Av., S/F., Block 3092, Lot 052, order No. 167306.

Due to litigation and deposition previously scheduled for the above date I will not be able to attend.

Please advise me of the continuance scheduling for my case with as much previous notice as you can provide.

Many thanks,

Jayne Blatchly, Trustee

City and County of San Francisco
Department of Public Works

Bureau of Building Inspection
1660 Mission Street
San Francisco, CA 94103-2414

CERTIFIED

Z 037 305 107

MAIL

11-29-94

SAN FRANCISCO NOV 28 1994 CA

U.S. POSTAGE 2.29

11-29 NR-NL
2715 LB

12-04-94
12-14-94

RETURN RECEIPT REQUESTED

29

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 11/11/94 Abatement fine date.
PROPERTY ADDRESS:
455 JOOST AV
BLOCK: 3092 LOT: 052
SEQ: 01 CASE: BWO

BLATCHLY JAYNE TRUSTEE
455 JOOST AV
SAN FRANCISCO CA
94127

OWNER'S NAME:
BLATCHLY JAYNE TRUSTEE

INSPECTOR: _____

DISTRICT: 38A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 167607

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/02/94 in accordance with the DPW HEARING ORDER NO. 167306.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order. Dec 12, 1994

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/29/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/02/94

Very Truly Yours,

John E. Cribbs
JOHN E. CRIBBS
Director of Public Works

38A-P20-P20-008

(415)558-6454 1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

30

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy Thereof

FIRST NOTICE

SECOND NOTICE

OTHER _____
(CIRCLE ONE)

NOTICE DATE 7·30·92

9202535 C 025

ADDRESS 455 JOOST AV
R-3, TYPE 5

J. BLATCHLY
(415) 759-8129

BC-Building Code
~~HC-Housing Code~~
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Code

VIOLATION DESCRIPTION:	CODE/SECTION#
CONSTRUCTED REAR DECKS WITHOUT VALID	
PERMIT NOR APPROVED PLANS	302 &
	302(a) & (c)
STOP ALL WORK	

THE FOLLOWING CORRECTIVE ACTION IS REQUIRED: [X] STOP ALL WORK

FILE FOR PROPER PERMITS WITH PLANS WITHIN 20 DAYS
OR THIS MATTER WILL BE REFERRED FOR ABATEMENT

INVESTIGATION FEE OR OTHER FEE WILL APPLY

[X] 9x Fee (Work w/o Permit after 1/1/1967)
[ ] 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)
[ ] Reinspection Fee
[ ] No Penalty (Work w/o permit prior to 9/1/90)

APPROX. DATE OF WORK W/O PERMIT 6/92

[ ] Other ~~REF~~ PA#9208463 PENALTY ASSIGNED TO THIS APPLICATION

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permits Appeals within 15 days of permit action. Room 154-A, City Hall, 554-6720.

WARNING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Public Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

FOR FURTHER INFORMATION CONTACT INSPECTOR SIMON C. BROWN
(Inspector — Print Name)

at [X] Building Inspection Division, Room 201, 450 McAllister St. 558-6096
[ ] Housing Inspection Division, Room 302, 450 McAllister St. 558-6220
[ ] Electrical Inspection Division, Room 103, 450 McAllister St. 558-6030
[ ] Plumbing Inspection Division, Room 103, 450 McAllister St. 558-6054
[ ] Code Enforcement Division, Room 260, 1390 Market St. 554-8742

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: Simon C. Brown
Inspector Signature

(31)

05 (12/90)

City and County of San Franci

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy Thereof

FIRST NOTICE

NOTICE DATE 2-28-92

SECOND NOTICE

(OWNER) J BLATCALY
PHONE (415) 759-8129

OTHER _____
(CIRCLE ONE)

92025

ADDRESS 455 Joost AVE

Type 5-N two story R-3 on family

BC-Building Code
HC-Housing Code
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Code

VIOLATION DESCRIPTION:	CODE/SECTION#
Constructed a Rear Deck	301 R
approx 12'x16 in size And Storage Bldg	302 98 C
on dirk lean yard & Storage Bldg	
Continued Const.	
Submit two Complete sets	
of Plans and a Building Permit	
Application For BBI approval	
Stop All work	

THE FOLLOWING CORRECTIVE ACTION IS REQUIRED:

☒ STOP ALL WORK

this Matter will be Referred
For Enforcement Action

Appl 92 0545 Not issued Hold By Planning Div

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☒ 9x Fee (Work w/o Permit after 1/1/1967)

△ 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)

△ Reinspection Fee

☐ No Penalty (Work w/o permit prior to 9/1/90)

APPROX. DATE OF WORK W/O PERMIT 6-92

☐ Other _____

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permits Appeals within 15 days of permit action . Room 154-A, City Hall, 554-6720.

WARNING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Public Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

FOR FURTHER INFORMATION CONTACT INSPECTOR Don Bowen
(Inspector — Print Name)
558-6105
7:30 - 8:30 AM
3:00 - 4:00 PM

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: Don Bowen (32)
Inspector Signature

at

☐ Building Inspection Division, Room 201, 450 McAllister St. 558-6096

☐ Housing Inspection Division, Room 302, 450 McAllister St. 558-6220

☐ Electrical Inspection Division, Room 103, 450 McAllister St. 558-6030

☐ Plumbing Inspection Division, Room 103, 450 McAllister St. 558-6054

☐ Code Enforcement Division, Room 260, 1390 Market St. 554-8742

05 (12/90)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB HEARING

Date: February 10, 1995

Nature of Appeal:

[x] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

Ligaya A. Reyes
10785 Bodega Hwy
Sebastopol, CA 95472

PROPERTY ADDRESS 2511 22nd Avenue

BLOCK 2423 LOT 003

APPEAL NO. 6602 Source Code DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on December 13, 1995, will be heard by the Board at 4:00 p.m. on February 21, 1995, Tuesday in Room 2001, 1660 Mission St., San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: Ross S. Reyes
10785 Bodega Highway
Sebastopol,CA 95472

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

(33)

Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Ross S. & Ligaya A. Reyes
Appellant

Appeal Number 1-102

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Nov. 9, 1994.

(2) The affected premises are located at 2511-22nd Avenue, San Francisco. They contain 1 dwelling units and _____ rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

WE NEED MORE TIME TO COMPLETE THE FILING OF THE PLAN AND COMPLETION OF THE WORK.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

EXTEND TIME OF COMPLIANCE TO THE ORDER FOR SIX (6) MONTHS FROM THIS DATE.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

10785 Bodega Highway
Sebastopol, CA 95472-9501

Tel. No. (707) 823-1648

Dec. 13, 1994
Date Filed

Signature (Print Name Below)
Ross S. Reyes

(34)

File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454
ml/AAB-Form

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

F717972

DATE: 11/18/94
PROPERTY ADDRESS:
2511 22ND AV
BLOCK: 2423 LOT: 003
SEQ: 01 CASE: DCO

REYES LIGAYA A
10785 BODEGA HWY
SEBASTOPOL CA
95472

OWNER'S NAME:
REYES ROSS S & LIGAYA A

INSPECTOR: _____

DISTRICT: 38A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 167774

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/09/94 in accordance with the DPW HEARING ORDER NO. 167374.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/06/94.

Owner
File (2)
BID (5) (1 Signed)

Very Truly Yours,

John E. Cribbs
Director of Public Works

Approved: 11/09/94

38A-P20-P20-003

(415)558-6454 1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

35

No. 2-17 1987

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

WARNING OF VIOLATION

Location 2511 22nd Avenue

Violation of Sec. 203, 206, 301 & 305 SFBC

B.C. - Building Code
H.C. - Housing Code
E.C. - Electrical Code
P.C. - Plumbing Code

Remarks: (A) Inadequate maintenance: 1) rubbish both yards 2.) broken glazing at south side basement & windows in disrepair east side living & 3.) rodent infestation & (B) illegal unit & addition in basement without proper building, plumbing & electrical permits.

~~Stop the following work.~~ Maintenance throughout & alteration in basement. Permits (building, plumbing & electrical) with plans are to be submitted & maintenance on building required & completed within 30 days.

Contact Inspector at Rm 302, 450 McAllister or phone ~~861-5820~~ 558-6088

Hours: 8:00 A.M. to 9:00 A.M. and 4:00 P.M. to 5:00 P.M.

SUPERINTENDENT BUREAU OF BUILDING INSPECTION

By Louise Kimbell
Housing Inspector

FB 502
B.B.I. Copy

No. 11-5 1987

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

Final

WARNING OF VIOLATION

Location 2511 22nd Avenue

Violation of Sec. 203, 206, 301 & 305 SFBC

B.C. - Building Code
H.C. - Housing Code
E.C. - Electrical Code
P.C. - Plumbing Code

Remarks: (A) Inadequate maintenance: 1) rubbish both yards, 2.) broken glazing at south side basement & windows in disrepair east side living & 3.) rodent infestation & (B) illegal unit addition in basement without proper building, plumbing & electrical permits.

~~Stop the following work.~~ Maintenance throughout & alteration in basement. Permits (building, plumbing & electrical) with plans are to be submitted & maintenance on building required & completed within 30 days.

Contact Inspector at Rm 302, 450 McAllister or phone ~~861-5820~~ 558-6088

Hours: 8:00 A.M. to 9:00 A.M. and 4:00 P.M. to 5:00 P.M.

SUPERINTENDENT BUREAU OF BUILDING INSPECTION

By Louise Kimbell
Housing Inspector

FB 502
B.B.I. Copy

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB HEARING

Date: February 10, 1995

Nature of Appeal:

[x] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

T K K Associates
c/o Cushman & Wakefield
555 California Street
San Francisco, CA 94104

PROPERTY ADDRESS 212 Stockton Street

BLOCK 0309 LOT 011

APPEAL NO. 6603 Source Code BWO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on December. 1994, will be heard by the Board at 4:00 p.m. on February 21, 1995, Tuesday in Room 2001, 1660 Mission St., San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: Marta Beckwith
Pillsbury Madison & Sutro
225 Bush Street
P. O. Box 7880
San Francisco, CA 94120

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

RECEIVED

DEC 29 1994

BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ 56.24

TKK Associates
Appellant

Appeal Number 6603

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 16, 1994.

(2) The affected premises are located at 212 Stockton Street, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
See attached pages.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.
See attached pages.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above attorneys for the owner.

(6) The official address of the undersigned is:
PILLSBURY MADISON & SUTRO
225 Bush Street
P.O. Box 7880
San Francisco, CA 94120-7880

Tel. No. (415)983-1000

12/29/94
Date Filed

Signature (Print Name Below)
Marta Beckwith

38

File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454
ml/AAB-Form

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

The original Notice of Violation ("Notice") cited 117 building features which the Bureau of Building Inspection ("BBI") determined to be in violation of the Title 24 access code requirements in effect when the building and various tenant improvements were constructed in 1986, 1987, and 1988. In response to this Notice, appellant commissioned a study of the building to review the cited features and propose solutions to correct each cited item.

On February 9, 1994, Permit Application #9402231 was filed which proposed Corrective Actions for resolution of 96 of the 117 items cited. This resulted in the issuance of Permit #741458 on August 3, 1994 and, under the terms of this Permit, work on these 96 items must be completed by August 3, 1995. Also on February 9, 1994, Permit Application #9402230 was filed in response to the remaining 21 items and Documentation of Unreasonable Hardship was filed for each of these 21 items.

On June 3, 1994, Permit Application #9402230 was revised to eliminate five of these 21 items from the application and these five features were specified to be modified to provide full code compliance as interpreted by BBI. BBI denied the request for Unreasonable Hardship as to the remaining 16 items submitted under Revised Permit Application #9402230.

On September 16, 1994, appellant requested, and BBI issued, an extension of Permit #9402230. This extension was due to expire of December 6, 1994.

At a Director's hearing on November 16, 1994, the building was found to be in non-compliance with San Francisco's building code and the abatement order was orally issued.

On December 8, 1994, appellant requested a further extension of Permit #9402230 which is currently under consideration by Richard Young, Assistant Superintendent of Inspection Services.

On December 19, 1994, appellant submitted an appeal to the Access Appeals Commission of 11 of the 16 items for which Unreasonable Hardship was claimed. As part of that appeal, appellant agreed to remedy the other five of the 16 items. The Access Appeals Commission has tentatively scheduled an on site tour of the building for February 23 and the formal hearing of appeal on February 27, 1995.

On December 20, 1994, a written Order of Abatement (Order No. 167,805) was issued. This Order required appellant to obtain a permit and complete all work to remedy the 117 cited

items within 90 days of the date of the Order. Appellant is appealing from this Order.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

Appellant requests that the Order of Abatement be vacated and resolution of the cited items be allowed to proceed pursuant to the terms of the issued Permits and the appeal currently pending before the Access Appeals Commission.

The building, and the tenant improvements, were constructed in accordance with regularly issued building permits. BBI was appraised of all relevant facts. BBI examined and approved the building designs before issuing these permits. Appellant's predecessor in interest (the prior owner of the building) reasonably relied upon the issuance of the permits in constructing the building. The Order of Abatement should be vacated because, based on these facts, BBI is estopped from now asserting that the building, constructed according to permits BBI issued, violates the applicable access laws.

Further, appellant requests this relief because appellant already is taking all necessary action. Appellant does not admit that the building is in violation of applicable building codes and expressly reserves any legal objection it may have to enforcement of the Notice of Violation. However, appellant has agreed to remedy all but 11 of the 117 cited items according to BBI's interpretation of the relevant code sections and has submitted an appeal to the Access Appeals Commission as to the remaining 11 items. The formal hearing on this appeal has been tentatively scheduled for February 27, 1994. Work on the 106 items which appellant has agreed to remedy is progressing according to the terms of the issued Permits and many of these items have already been corrected.

The outcome of the appeal currently pending before the Access Appeals Commission will determine the manner in which the 11 appealed items are resolved. The outcome will also impact some of the items which were not appealed.

Given the pending appeal and the efforts already taken by appellant to fully resolve all items cited in the Notice of Violation, the Order of Abatement should be vacated and resolution of the cited items allowed to proceed pursuant to the terms of the issued Permits and pursuant to any decision by the Access Appeals Commission.

Public Works

Office of the Director
John E. Cribbs
Director

ADDRESS: 212 STOCKTON STREET

BLOCK: 0309 LOT: 011

SEQ: 01 CASE: BWO.

OWNER'S NAME:
T K K ASSOCIATES FEE

T K K ASSOCIATES
c/o CUSHMAN & WAKEFIELD
555 CALIFORNIA STREET
SAN FRANCISCO, CA 94104

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 167,805

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 16, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 167,048. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 90 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES. THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST. 6th FL., 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 20, 1994.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

DATED: NOVEMBER 16, 1994

(415) 554-6920 Fax (415) 554-6944 Room 260, City Hall San Francisco 94102-4606

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy Thereof

IRST NOTICE

ECOND NOTICE

THER _____
(CIRCLE ONE)

NOTICE DATE December 9, 199

TKK Associates
c/o The Stitzel Company
120 Montgomery Street, #1480
San Francisco, CA 94104

DDRESS 212 Stockton Street Block: 0309 Lot: 011

BC-Building Code
HC-Housing Code
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Code

IOLATION DESCRIPTION:	CODE/SECTION#
This building does not provide access to the disabled	Title 24
as required by original construction and subsequent	CA Admin.
remodeling. See attached letter dated 11/8/93 for	Code
specific violations.	S.F.B.C.
	Government
Because you failed to comply with the First Notice,	Code
dated 11/8/93, we are initiating Abatement Proceedings.	

HE FOLLOWING CORRECTIVE ACTION IS REQUIRED: ☐ STOP ALL WORK

Apply for a building permit to correct all above violations, obtain permit and complete all work. You will be notified of the time and location of the Administrative Hearing.

VESTIGATION FEE OR THER FEE WILL APPLY

PROX. DATE OF ORK W/O PERMIT _____

△ 9x Fee (Work w/o Permit after 1/1/1967)

△ Reinspection Fee

☐ Other _____

△ 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)

☐ No Penalty (Work w/o permit prior to 9/1/90)

rsuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees may appealed to the Board of Permits Appeals within 15 days of permit action. Room 154-A, City Hall, 554-6720.

ARNING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of blic Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the le enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

ARNING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from te personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is t completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the nchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

R FURTHER INFORMATION CONTACT INSPECTOR Spencer Gosch
(Inspector — Print Name)

at ☐ Building Inspection Division, Room 201, 450 McAllister St. 558-6096

☐ Housing Inspection Division, Room 302, 450 McAllister St. 558-6220

☐ Electrical Inspection Division, Room 103, 450 McAllister St. 558-6030

☐ Plumbing Inspection Division, Room 103, 450 McAllister St. 558-6054

☒ Code Enforcement Division, Room 260, 1390 Market St. 554-8742
(415) 558-6180

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: Spencer Gosch
Inspector Signature

(42)

s (12/88)

ity and County of San Francisco

Department of Public Works
ureau of Building Inspection

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy Thereof

IRST NOTICE

ECOND NOTICE

THER _____
(CIRCLE ONE)

NOTICE DATE November 8, 199

TKK Associates
c/o The Stitzel Company
120 Montgomery Street #1480
San Francisco, CA 94104

DDRESS 212 Stockton Street Block:309 Lot:11

BC-Building Code
HC-Housing Code
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Code

OLATION DESCRIPTION:	CODE/SECTION#
This building does not provide access to the disabled	Title 24
as required by original construction and subsequent	CA Admin.
remodeling. See attached letter to the owner dated	Code
November 8, 1993 for specific violations.	S.F.B.C.
	Government
	Code

HE FOLLOWING CORRECTIVE ACTION IS REQUIRED: ☐ STOP ALL WORK

File application for any necessary permits within thirty (30) days and bring building into compliance within ninety (90) days.

IVESTIGATION FEE OR
THER FEE WILL APPLY

PROX. DATE OF
ORK W/O PERMIT _____

△ 9x Fee (Work w/o Permit after 1/1/1967)
△ Reinspection Fee
☐ Other _____
△ 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)
[X] No Penalty (Work w/o permit prior to 9/1/90)

suant to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees may appealed to the Board of Permits Appeals within 15 days of permit action. Room 154-A, City Hall, 554-6720.

ARNING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of blic Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the le enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

ARNING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from te personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the nchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

R FURTHER INFORMATION CONTACT INSPECTOR Jim Whipple
(Inspector — Print Name)

at ☐ Building Inspection Division, Room 201, 450 McAllister St. 558-6096
☐ Housing Inspection Division, Room 302, 450 McAllister St. 558-6220
☐ Electrical Inspection Division, Room 103, 450 McAllister St. 558-6030
☐ Plumbing Inspection Division, Room 103, 450 McAllister St. 558-6054
[X] Code Enforcement Division

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: _____
Inspector Signature

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB REHEARING

Date: February 10, 1995

Appealing AAB/FTB Decision

Property Address:

2770 Bryant street

Appellant(s):

Virginia Velasco
1304 York Street
San Francisco, CA 94110

Block: 4273 Lot: 010

Appeal No. 6593 Source Code DCO

Inspector Robert Noelke

Dear Appellant(s):

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on November 23, 1994 has been received. Rehearing is set for 4:00 p.m. on February 21, 1995 at Room 2001, 1660 Mission Street, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

44

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/X/ ABSENT
/ / PRESENT

NOTICE OF DECISION

Appellant Virginia Velasco
Address 1304 York Street
San Francisco, CA 94110

PROPERTY ADDRESS 2770 Bryant Street
BLOCK 4273 LOT 010
HEARING DATE October 26, 1994
APPEAL NUMBER 6593
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, case is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: November 10, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: October 11, 1994

Appellant's Name & Mailing Address:

Virginia Velasco
1304 York Street
San Francisco, CA 94110

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

PROPERTY ADDRESS 2770 Bryant Street

BLOCK 4273 LOT 010

APPEAL NO. 6593 S-NC DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 29, 1994, will be heard by the Board at 1:30 p.m. on October 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

46

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ _____

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Virginia Velasco
Appellant

Appeal Number 6593

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 2770 Bryant st, San Francisco. They contain 2 dwelling units and 1 rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
I need more time to complete the repairs

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.
I am in the process of submitting plans to start the permit process and I need more time to correct the problem.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
1304 York st
S.F CA 94110

Tel. No. 415-550-1427

9/29/94
Date Filed

Virginia Velasco
Signature (Print Name Below)

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File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454
ml/AAB-Form

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

APPEAL FILING
File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454
FILING FEE: $ _____

DATE: 09/02/94
PROPERTY ADDRESS:
2770 BRYANT ST
BLOCK: 4273 LOT: 010
SEQ: 01 CASE: DCO

VELASCO VIRGINIA
1304 YORK ST
SAN FRANCISCO CA
94110

OWNER'S NAME:
VELASCO VIRGINIA

INSPECTOR: _____

DISTRICT: 38A CT: 229

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 167090

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/24/94 in accordance with the DPW HEARING ORDER NO. 166811.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 1660 Mission Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/20/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/24/94

Very Truly Yours,

John E. Cribbs
Director of Public Works

38A-P20-P20-005

(415)558-6454 1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

y and County of San Francisco

Department of Public Wor
Bureau of Building Inspecti

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy Thereof

ST NOTICE

COND NOTICE

HER (CIRCLE ONE)

VIRGINIA VELASCO
1304 YORK ST
S.F. CA. 94110

NOTICE DATE 5/6/94

DRESS 2770 BRYANT ST (REAR UNIT) 4273/10

BC-Building Code
HC-Housing Code
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Co

LATION DESCRIPTION:

	CODE/SECTION#
earch of the permits for this building revealed that there	
e no valid permits either issued or cleared by any inspector	
alter or remodel this building to it's present use as	301 B.C.
DWELLING UNITS ON TWO (2) FLOORS OF OCCUPANCY	
TH CEILING HEIGHT OF LESS THAN 7'6"	
legal use of this building is TWO (2) DWELLING UNITS	
N TWO (2) FLOORS OF OCCUPANCY	

E FOLLOWING CORRECTIVE ACTION IS REQUIRED:

☐ STOP ALL WOR

are required, within 30 days, to file a building permit
legalize or to revert back to the last legal use.
sets of floor plans are required to be submitted with a building
mit application.

STIGATION FEE OR
ER FEE WILL APPLY

☒ 9x Fee (Work w/o Permit after 1/1/1967)
△ Reinspection Fee
△ 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)
☐ No Penalty (Work w/o permit prior to 9/1/60)

OX. DATE OF
W/O PERMIT _____ ☐ Other _____

nt to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees m
aled to the Board of Permits Appeals within 15 days of permit action. Room 154-A, City Hall, 554-6720.

NING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in th forcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

NING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from rsonal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work pleted or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to t se Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

RTHER INFORMATION CONTACT INSPECTOR V.GONZALES
(Inspector — Print Name)

at ☐ Building Inspection Division
Room 201, 450 McAllister St. 558-6

☒ Housing Inspection Division
Room 302, 450 McAllister St. 558-6

☐ Electrical Inspection Division
Room 103, 450 McAllister St. 558-6

☐ Plumbing Inspection Division
Room 103, 450 McAllister St. 558-6

☐ Code Enforcement Divisi

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: V.R. GONZALES
HOUSING INSPECTOR

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB REHEARING

Date: February 10, 1995

Appealing AAB/FTB Decision

Property Address:

2614 Buchanan Street

Appellant(s):

Adams, John C & Gregory
2614 Buchanan Street, #3
San Francisco, CA 94115

Block: 0579 Lot: 010

Appeal No. 6489 Source Code DIO

Inspector Robert Noelke

Dear Appellant(s):

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 10, 1995 has been received. Rehearing is set for 4:00 p.m. on February 21, 1995 at Room 2001, 1660 Mission Street, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Adams, John C. & Gregory
Address 2614 Buchanan Street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan Street
BLOCK 0579 LOT 010
HEARING DATE March 23, 1994
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted. Appellant is to apply for a permit to create a second means of egress for 4th floor of occupancy. If not approved, case to be recalendared.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

F THE SECRETARY
Allister St., Room 301
rancisco, CA 94102
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NOTICE OF AAB/FTB REHEARING

lant Adams. John C & Gregory

ss 2614 Buchanan Street, #3
San Francisco, CA 94115

Appealing AAB/FTB Decision

Property Address 2614 Buchanan St.

Block 0579 Lot 010

Appeal No. 6489 S-NC-SEQ DIO

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 23, 1994 has been received. Rehearing is set for 1:30 p.m. on March 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Original Notice of Rehearing is sent to Appellant and a copy to Appellant's Agent.

PCD 215A (12/86)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [X] ABSENT
- [ ] PRESENT

Appellant Adams, John C & Gregory
Address 2614 Buchanan street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan St.
BLOCK 0579 LOT 010
HEARING DATE September 22, 1993
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: October 20, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Adams, John C. & Gregory
Address 2614 Buchanan Street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan St.
BLOCK 0579 LOT 010
HEARING DATE July 28, 1993
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, Acting Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for (60) days. The next hearing will be on September 22, 1993 at 1:30 P.M., City Hall, Rm. 282.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 6, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Adams, John C. & Gregory

2614 Buchanan Street, #3

San Francisco, CA 94115

Date: July 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2614 Buchanan St.

BLOCK 0579 LOT 010

APPEAL NO. 6489 S-NC-DEQ DIO

INSPECTOR Robert Noelke, Acting Chief

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on May 19, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan, #2
San Francisco, CA 94115

* Original Notice of Hearing sent to Appellant and a copy was sent to Appelant's Agent.

(55)

D 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(1)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOHN ADAMS
Appellant

Appeal Number 6489

GREGORY JOHNSON
JANIS PLATT

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 5/17/93.

(2) The affected premises are located at 2614 BUCHANAN ST, San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

REQUEST FROM RELIEF TO PROVIDE 2ND MEANS OF EGRESS ON 4TH FLOOR DUE TO.
1. REQUIRED IN CONNECTION WITH OTHER CONSTRUCTION WORK WHICH WILL NOT B
2. CURRENT EGRESS GRANDFATHERED IN (1896 BUILDING) UNIT IS A TOWNHOUSE OF EQUAL

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.) (OVER)

REQUEST DELAY IN COMPLIANCE UNTIL REMODELING CONSTRUCTION REQUIRING THIS EGRESS IS UNDERTAKEN.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER, WIFE.

(6) The official address of the undersigned is:

2614 BUCHANAN, #2
SAN FRANCISCO, CA 94115
Tel. No. 415-567-4866

Date 5/19/93

John C Adams
Janis Platt
Signature (Print Name Below)
JOHN C. ADAMS
JANIS PLATT
Gregory Johnson
GREGORY JOHNSON

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(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

SQUARE FOOTAGE ON BOTH FLOORS. 3RD FLOOR HAS 2 MEANS OF EGRESS, 4TH FLOOR HAS ONE EGRESS AND WOULD BE GRANDFATHERED DUE TO 2 EQUAL FLOORS.

3. OWNER PLANS TO PERFORM CONSTRUCTION WITHIN 2 YEARS. AT SUCH TIME THIS EGRESS WILL BE COMPLETED. IF EGRESS IS COMPLETED NOW IT WILL CAUSE THE OWNER FINANCIAL HARDSHIP AND HAVE TO BE REMOVED AT COMMENCEMENT OF NEW CONSTRUCTION (RE-MODELING) IN TWO YEARS.

City and County of San Francisco | Department of Public

Office of the

ADDRESS: 2614 BUCHANAN STREET

BLOCK: 0579 LOT: 010
SEQ: 01 CASE: DIO

OWNER'S NAME:
ADAMS, JOHN C. 2/3

ADAMS, JOHN C. & GREGORY
2614 BUCHANAN ST., #3
SAN FRANCISCO, CA 94115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,675

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 17, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.160,959. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WASREPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 13, 1993

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

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City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

OF THE SAN FRANCISCO MUNICIPAL CODES RENDERING
HOUSING TO BE SUBSTANDARD (PER SECTIONS 17274(b)(2)
AND 24436.5(b)(2), REVENUE AND TAXATION CODE)

Pam Reeves
2614 Buchanan
SF 94123

Date: MAR 1, 1989
Property Address: 2614 Buchanan
Assessor's Block 579 Lot 10
Housing Inspector: P. Fan

Complete Inspection Report

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO:

PLEASE TAKE NOTICE that the above described premises was inspected by inspector(s) of the Bureau of Building Inspection of the Department of Public Works. As a result of the inspection, conditions were found to exist in the premises, as more particularly described in the complete inspection report(s) attached to the notice of violation mailed to the owner(s), maintained in the premises in violation of the provisions of the San Francisco Municipal Code dealing, among other things, with housing, building, health, and/or safety. Based upon this inspection, the Superintendent has determined and declares these premises to be substandard housing.

ACCORDINGLY, THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION HEREBY ORDERS the owner(s) of the above described substandard property, within thirty (30) days to make application for the necessary permits, to correct the conditions in the premises maintained in violation of the Municipal Code, thereafter to obtain permits and proceed to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached Report(s).

WARNING

Sections 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. (PLEASE TAKE NOTICE THAT THE DATE OF THIS NOTICE OF VIOLATION MARKS THE BEGINNING OF THE SIX MONTHS PERIOD).

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San Francisco Department of Public Works
BUREAU OF BUILDING INSPECTION
DIVISION OF APARTMENT HOUSE
AND HOTEL INSPECTION REPORT

Location 2614 Buchanan St.

Prepared By P. Fan (HOUSING INSPECTOR)

Owner Pam Reeves

Date Inspected 11.23.88 Sent 3-1-89

Address 2614 Buchanan 94123 (PRINT)

The following items that are circled require correction in accordance with the San Francisco Housing Code and/or other applicable Codes and Ordinances:

1. Repair/replace broken sidewalk/paving at front/rear/side ____ 747 PW
2. Remove all rubbish from yard/court/basement/cellar ____ 402-1006 HC
3. Raise foundation and/or lower grade using approved materials and method at ____ 403 HC
4. Install approved type floor/deck, yard drain at ____ 402-507 HC
5. Provide gas service shutoff in ____ 409 HC
6. Ratproof ground area in basement/cellar/under stairs ____ 92DPH-402 HC
7. Eliminate rodent and/or cockroach infestation on premises ____ 402 HC
8. Clean and maintain hotel room(s) dwelling unit(s) in a sanitary manner at ____ 402 HC
9. Provide legal ventilation for furnace room/water heater space/garage/under floor area/gas meters ____ 402-702 HC
10. Provide/fireproof garage/rear yard to street passageway/basement ceiling with approved fire rated materials ____ 414 HC
11. Repair/provide fireproofing in basement area ____ 414 HC
12. Provide fire sprinkler system in garbage/linen chute, garbage/linen room, storage area or remove storage ____ 903-905 HC
13. Enclose stairs to basement/cellar with approved materials and self-closing doors ____ plans req'd ____ 803 HC
14. Eliminate paint/hazardous storage in ____ 411-705 HC
15. Provide approved type flues/connectors for gas appliances in ____ 407 HC
16. Rebuild/repair front/rear stairway. Provide handrails ____ 402-403-802 HC
17. Replace all broken window glass. Repair sash and reputty. Check & repair hardware ____ 402-408 HC
18. Repair stucco/siding on ____. Renail and paint exterior/trim ____ 408 HC
19. Replace/repair roofing. Provide/repair roof gutters for drainage and connect to sewer ____ 402-408 HC
20. Remove/rebuild/fireproof roof deck. Provide/replace defective chimney/flue caps ____ 403-712 HC
21. Provide/repair/replace/fireproof stair penthouse door/closer. Install railing around ventshaft ____ 412-805 HC
22. Provide stairway/scuttle hole from public hallway/stair to roof in approved location ____ 805 HC
23. Provide approved means of ventilation for stairway/public halls/elevator shaft ____ 502-808 HC
24. Enclose interior stairway(s) in an approved manner or comply with item 25 ____ 807 HC
25. Provide complete fire sprinkler system in all public halls, corridors, stairways per plan ____ 807 HC
26. Install approved type fire doors/closers to basement/main stair enclosure ____ 803-806 HC
27. Provide stairway/fire escape for second means of egress Top Floor of Occupancy ~~plans~~ req'd ____ 801 HC
28. Provide corridor to fire escape at front/rear/side and install directional signs ____ 801 HC
29. Provide approved type ladder/stair from lowest fire escape balcony to ground ____ 801 HC
30. Provide approved type fire extinguishers in public halls at each floor ~~and in~~ (recharge) ____ 904 HC
31. Remove or raise all wires, ropes, etc. 8 feet above roof ____ 24.10 FC
32. Install approved type fire alarm system/wet/dry standpipe as directed by Fire Dept. ____ 901-907 HC
33. Repair/replace loose and missing plaster in ____ 412 HC
34. Remove lot line windows, close opening in an approved manner (N E S W) wall ____ TABLE 5-A BC
35. Close transom openings in public hall(s) in approved manner ____ 502 HC
36. Provide a bath, lavatory, and water closet within each apartment ____ 402 HC
37. Provide ____ additional bath(s)/lavatory(ies) on ____ floor(s) ____ 503 HC
38. Provide ____ additional water closet(s) on ____ floor(s) ____ 503 HC
39. Water-proof bath/water closet compartment floor(s) with approved material(s) on ____ 508 HC
40. Provide legal light and ventilation for ____ 402-501 HC
41. Remove torn, worn, insanitary floor covering in ____ 412 HC
42. Comply with attached Heat/Hot Water Notice ____ 707.A/503 I.C. HC
43. Provide separation where water closet compartment opens into kitchen in ____ 503.1D HC
44. Discontinue use and remove cooking facilities in illegal community kitchen on ____ 503.1B HC
45. Remove and cap gas lines at source of supply for stove/heater in ____ 406 HC
46. Submit plan of each floor, showing correction of all items listed hereon ____ 302 BC
47. Clean/paper or paint walls and ceilings in ____ 1001 HC
48. Provide/replace garbage receptacles, provide tight-fitting covers ____ 1004 HC
49. Remove cord wiring and install one plug receptacle in each room and 2 in the kitchen(s) ____ 405-505 HC
50. Remove/repair/and/or replace deteriorated/substandard ____ ART 4 HC
51. Fireproof public halls and soffit of stairs with approved 1 hour fire resistive materials ____ details req'd ____ 701 HC
52. Fireproof entire building with approved 1 hour fire resistive materials and/or sprinklers throughout ____ 701 HC
53. Provide 1 hour fire separation between business use and residential use ____ 414 HC
54. Remove/close/fire protect closet under stairs at ____ 802.d HC
55. Comply with attached Electrical and/or Plumbing Report. ____ ART 4 HC
56. Provide and maintain ____ additional usable off street parking spaces and/or City Planning requirements. ____ 136 PC
57. Replace insanitary wood drainboards in kitchens on ____ 402 HC
58. Remove all non-conforming partitions and/or construction in ____ 403 HC
59. Applicability of item(s) ____ depends upon date of conversion. Submit proof of earliest date of conversion-affidavits attached. (Submit with building permit application).
60. Compliance with the circled items will establish legality of the structure as an apt/~~hotel~~ with 4 units/~~rooms~~ on 4 floors of occupancy, ~~or comply with item 61.~~ ____ 105 HC
61. Item(s) ____ do not apply if structure is reverted to its original/last legal use as an apartment/hotel/dwelling with ____ units/rooms on ____ floors of occupancy or ~~comply with~~ item 60 ____ 105 HC

Comply with attached: 97. Energy Insp Form 98. Security Checklist 99. Smoke & Heat Ord. (60)

complied 7-11-88

legalization contingent on approval of all outstanding permits (work on east basement area under p.a. # 8815113)

OFFICE HOURS:
8 TO 9 A.M.
4 TO 5 P.M.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION
DIVISION OF APARTMENT AND HOTEL INSPECTIONS
Room 302, 450 McAllister
San Francisco, California 94102-4583

PHONE:
558-6220

HEAT/HOT WATER NOTICE

DATE 11·23·88
LOCATION 2614 Buchanan
BLOCK 579 LOT 10 CT 132

IE ABOVE PREMISES OWNED, CONTROLLED OR OCCUPIED BY YOU ARE IN VIOLATION OF THE SAN FRANCISCO HOUSING CODE, ND YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING:

☐ 1. Provide heat to each occupied habitable room for 13 hours between the hours of 5:00 A.M. and 11:00 A.M. and between the hours of 3:00 P.M. and 10:00 P.M. capable of maintaining a minimum room temperature of 68 degrees Fahrenheit (20 degrees Centigrade).

707.A HC

☑ 2. Provide/repair/relocate locking or non-tamperable temperature-sensing device with a +/− 1½ degree Fahrenheit (.8 degree Centigrade) tolerance, centrally located within the building in a habitable room to which heat is provided, whether occupied or unoccupied ~~(not to be located in a closet and/or over sink)~~. This device shall maintain the required minimum room temperature of 68 degrees Fahrenheit at a point three feet above the floor.

707.A HC

☐ 3. Install a timeclock at or near the heating source to control the heating system.

707.A HC

☐ 4. Set the timeclock to provide the required amount and hours of heat (see item one).

707.A HC

☐ 5. Remotely located switches which override the timeclock operation are prohibited.

707.A HC

☐ 6. Provide showerheads which allow no more than a 3 gallon-per-minute flow. Showerheads of the ball-joint type that cannot easily be removed from the wall without structural alteration are exempt from this requirement.

503.1.C HC

☐ 7. Provide, to the apartment house or hotel, water heated to a minimum temperature of 105 degrees Fahrenheit (41 degrees Centigrade) and a maximum of 120 degrees Fahrenheit (49 degrees Centigrade) at the hot water taps.

503.1.C HC

☐ 8. Provide, for each building, 4 gallons of hot water storage capacity per guest room and 8 gallons of hot water storage capacity per dwelling unit. Storage capacity/recovery rate may be varied as long as compliance with current ASHRAE standards is maintained.

503.1.C HC

☐ 9. Other _____

E ABOVE ORDERS MUST BE COMPLIED WITH WITHIN _____ DAYS. FAILURE TO COMPLY WITH SEC. 707.A HC MAY RESULT THE ISSUANCE OF A CITATION REQUIRING COURT APPEARANCE.

R. Fan
HOUSING INSPECTOR

61

C-D-14

-H.O. 1-in 1/85

San Francisco Department of Public Works
Bureau of Building Inspection

Office: _____

Telephone: _____

ELECTRICAL INSPECTION REPORT

Address 2614 BUCHANAN File No. _____

Owner _____ Electrical Inspector: JAMES VANYA

Date of Inspection 1. 19. 89 Building Inspector: _____

The items checked below are those requiring correction in accordance with San Francisco Electrical Code, and/or Housing Code, and are those which were observed during inspection and do not include violations which may be disclosed as work progresses.

Obtain permit before starting work.

Based on the following report it is required that the violations be corrected by a registered electrical contractor, subject to permit and inspection. NO ELECTRICAL WORK OF ANY KIND SHALL BE PERFORMED UNTIL OR UNLESS A BUILDING PERMIT HAS FIRST BEEN ISSUED.

1. Hazardous wiring is in evidence and shall be removed or corrected (EC Sec. 3) THROUGHOUT
2. Unapproved portable cords are fastened to the building, supplying electricity to lights and/or plugs. EC Sec. 21, 36, 37d. All portable electrical cords and associated plugs, switches, etc. shall be removed.
3. Fuses being used in branch circuits are oversized. EC Sec. 37a, 37b, 37c, 37d. Install "Type S" non-tamperable fuses of proper size.
4. Lighting fixture(s) and outlet(s) THROUGHOUT (is) (are) (improperly installed) (defective) (missing). EC Sec. 4, 37c. Same shall be (repaired) (replaced) (removed) (or) (and) (outlet[s] capped).
5. Every room with running water shall have (a) wall switch(es) to control lighting outlets. HC 505.
6. Electrical appliances are plugged into lighting outlets (in) (at) KITCHENS. EC Sec. 37a, 37b, 37c. Remove appliance or install approved plug receptable under permit and inspection by this Division.
7. The main electrical service is (obsolete) (and) (deteriorated) (and) (inadequate) (and) in a hazardous condition. Install approved, enclosed, "dead front" service wiring and equipment, adequate for the load served under permit and inspection by this division. EC Sec. 4, 37c. PROVIDE SEPARATE PANELBOARDS FOR EACH UNIT.
8. Open bare wiring at fuse panel boards to be enclosed "Dead Front". EC Sec. 3.
9. Every habitable room shall have at least one (1) electrical plug outlet and every kitchen shall have at least two (2) electrical plug outlets. HC 505. Kitchen plug outlets shall be wired to an approved "utility circuit". New plugs to be located in usable locations.
10. (Outlet) (junction box) (panel) cover(s) (is) (are) missing _____. EC Sec. 36, 37. Install missing cover(s).
11. Provide egress lighting as per Building Inspector's report.
12. Inspection of _____ was not possible at the time of inspection and further investigation may expose items requiring maintenance and/or repair. HC 308.

The items of correction listed herein are those which were observed, and does not include similar violations which may be concealed and become evident when work is begun.

~~THE ELECTRICAL~~ IN THE REAR OF THE BASEMENT UNIT, THE ELECTRICAL WORK WAS DONE WITHOUT AN ELECTRICAL PERMIT. REMOVE AND REPLACE THE ELECTRICAL WIRING DONE WITH VNM CABLES (ROMEX) WITH METALLIC ONES IN COMPLIANCE WITH THE S.F. ELECTRICAL CODE. TO MINIMIZE THE USE OF CORDS PROVIDE MORE RECEPTACLE OUTLETS —

62

Bruce Gray

Electrical Inspector

EL-55.01-71

San Francisco Department of Publi orks
Bureau of Building Inspection

Office Hours: 8:30 AM – 4 to 5 PM

Office: BBI - PID

Telephone: 558-6054

PLUMBING INSPECTION REPORT

Address 2614 Buchanan Building Inspector: Robin Fay

Inspected on: 1/19/89 Plumbing Inspector: Ray Andrews

The following items that are checked require correction in accordance with the San Francisco Plumbing Code and/or the San Francisco Housing Code or other applicable codes and ordinances.

PLUMBING

____ 1. Repair/replace defective traps, waste piping, sewer piping, vent piping, roof leader, air inlet cover, plumbing fixtures.
____ 2. Provide waste/vent piping,/fittings of proper size, material.
____ 3. Extend fixture vents to the roof.
____ 4. Properly secure, grade, cap waste/sewer pipe lines.
____ 5. Properly connect roof leader(s) to sewer.
____ 6. Provide sewer trap and fresh air inlet.
____ 7. Provide required area drain.
____ 8. Provide trap to serve fixture.

WATER

____ 9. Repair/replace water piping/fittings found to be defective, undersized, improperly/installed/secured.
____ 10. Remove cross connection, non-conforming piping and cap at source.
____ 11. Install approved water pipe service valve, fittings, air chambers.
____ 12. Install fire sprinklers as required by building inspector.

GAS

____ 13. Remove/replace gas piping/gas fittings found to be defective, of improper material, undersize.
____ 14. Provide approved gas control valve, drips in gas piping
____ 15. Install gas appliance vent having the required grade to the flue, size, distance from combustible surfaces.
____ 16. Install gas appliance vent of approved material, properly secured, extended above roof.
____ 17. Remove unapproved gas appliance, piping and cap line at source.
____ 18. Other deficiencies.
____ 19. Recommended improvements.

Location and extent of items checked above:

THE PLUMBING IN THE LOWEST UNIT WAS INSTALLED WITHOUT BENEFIT OF INSPECTIONS

THE WATER SERVICE IS UNDERSIZED

THE GAS COCK IN UNIT #2 IS NOT ACCESSABLE

63 F

The items of correction listed herein are those which were observed, and does not include violations which may be concealed and become evident when work is begun. The recommended improvements noted are not code requirements but are provided for your assistance in upgrading your building.

Please contact the inspector who prepared this report if you have any questions concerning the required work. NOTE: Installation and repair is to be done in a workmanlike manner under permit. Permits required: ☒ Plumbing ☐ Building.

BUILDING INSPECTION COMMISSION

Sitting as the ABATEMENT APPEALS BOARD

NOTICE OF MEETING: Tuesday, March 21, 1995, at 4:00 p.m.
in Room 2001 of 1660 Mission Street, San Francisco, California 94103-2414

DOCUMENTS DEPT.
MAR 17 1995
SAN FRANCISCO
PUBLIC LIBRARY

CALENDAR:

FOR THIS MEETING OF THE ABATEMENT APPEALS BOARD--and until such time as a policy is formally adopted,--it is the interim cooperative intent of the Abatement Appeals Board of the City & County of San Francisco that, at the point so designated as **Public Comment** on the following Calendar, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdication of the Board--excepting calendar items. With respect to calendar items, the public's opportunity to address the Board will be afforded when the item is reached in the meeting. Each member of the public may address the Board for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the chairperson may continue **Public Comment** to another time during the meeting.

Please see attachment for the Commission's interim cooperative intent on accessibility to its meetings.

A. CALL TO ORDER and ROLL CALL:

Commissioners: [ ] Buscovich, [ ] Davis, [ ] Hansen, [ ] Hood, [ ] Guinnane, [ ] Sanbonmatsu, [ ] Vasquez.

B. OATH: All parties giving testimony before this Board today will rise, raise their right hands and be sworn.

C. APPEAL(S) CONTINUED FROM PREVIOUS HEARING(S): Order of Abatement: None

CASE NO. 6599: **27-29 Chenery Street** [see attached pages 1 - 18]

Owner of Record: Lourdes DelRosario, P.O. Box 3032, Daly City 94015
c/o Joseph Bravo, 100 Bush Street, Suite 925, San Francisco, CA 94104

Appellants Request: a Life Time Moratorium to the Director's Order of Abatement.

DETERMINATION & PROVISION(S):_____

CASE NO. 6600: **2614 Buchanan Street** [see attached pages 19 - 34F]

Owner of Record: Adams, John C. & Gregory, 2614 Buchanan St., #3, San Francisco, CA 94115
c/o Janis Platt, 2614 Buchanan St., #2, San Francisco, CA 94115

Appellants Request: Revoke Order of Abatement No. 161,675 and waive plumbing and electrical reports of Notice of Violation dated March 1, 1989.

DETERMINATION & PROVISION(S):

D. NEW APPEAL(S): Order of Abatement

None.

E. REHEARING(S): Order of Abatement

None.

F. FRANCHISE TAX BOARD CASES:

None.

G. PUBLIC COMMENT [refer to lead note at the head of this Calendar].

H. ADJOURNMENT.

BN/ml

cc: AAB Commissioners
Secretary for Commissioners
Director, DBI
Acting Secretary, DBI
Acting Manager, HIS
CED Hearing Officer
Chief, BID
City Attorney
City Planning
CED Record Clerk
Public Library, c/o Government Documents Dep't.
File (2)
Agenda Only:
Board of Permit Appeals, City Hall
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy

(P:mld\32195-aab)

SEE ATTACHED SHEET FOR INFORMATION CONCERNING ACCESSIBILITY TO MEETINGS.

ACCESSIBLE MEETING INFORMATION

To allow individuals with environmental sensitivity to attend the meeting, attendees are requested to refrain from wearing perfume or other scented products.

The meeting will be held at 1660 Mission Street, Room 2001. The nearest BART station is the 16th Street Mission Street Station.

Accessible MUNI/Metro lines servicing this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and the 14 Mission, 12 Ocean bus lines, which stops at the corner of South Van Ness Avenue and Mission Street. For information about MUNI accessible services call (415) 923-6142.

Accessible parking is available in the 1660 Mission Street S.F. Permit Center parking lot located at the Otis Street Entrance.

Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

A sound enhancement system will be available upon request. Please contact **Maureen Hogan at (415) 558-6006** at least 72 hours in advance of the meeting.

A sign language interpreter will be available upon request. Please contact: **Maureen Hogan at (415) 558-6006** at least 72 hours in advance of the meeting.

Minutes of the meeting are available in large print/tape form and/or readers upon request. If you require use of a reader, please contact **Maureen Hogan at (415) 558-6006** at least 72 hours in advance of the meeting to request this service.

* *

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF CONTINUED AAB/FTB HEARING

Date: MARCH 13, 1995

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name(s) & Mailing Address:

Lourdes del Rosario
P. O. Box 3032
Daly City, CA 94015

PROPERTY ADDRESS 27 Chenery Street

BLOCK 6657 LOT 034

APPEAL NO. 6599 Source Code DIO

INSPECTOR Robert Noelke

Dear Appellant(s):

The Hearing before the Abatement Appeals Board regarding the property at the location shown above has been CONTINUED until Tuesday, March 21, 1995 at 4:00 p.m. in Room 2001 at 1660 Mission Street, San Francisco.

The Owner(s) of Record designated above and/or representative(s) is/are hereby notified to appear.

Very truly yours,

Sean McNulty

Sean McNulty
Acting Secretary
Abatement Appeals Board

cc: Joseph Bravo
100 Bush St. ,Ste 925
San Francisco, CA 94104

* Original Notice of Continued Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

DEPARTMENT OF BUILDING INSPECTION

ABATEMENT APPEALS BOARD

Office of the Secretary
1660 Mission Street, 6th Floor, San Francisco, California 94103-2414
Telephone (415) 558-6454

NOTICE OF DECISION

Nature of Appeal
[x] Director's Order
[ ] Franchise Tax Board

[x] Present
[ ] Absent

Appellant:
Joseph Bravo, Esq.
100 Bush Street, Suite 925
San Francisco, CA 94104

Property Address:
27-29 Chenery Street
Block 6657 Lot 34
Hearing Date February 21, 1995
Appeal Number 6599
Inspector Mc Kenzie

ABATEMENT APEALS BOARD DECISION:

Continue case for thirty (30) days.

Sean McNulty
Sean McNulty
Acting Secretary

REHEARING: Pursuant to sec. 203(t)7 of the San Francisco Building Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within ten (10) days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: February 27, 1995

P:\mld\aabdecfo]2-23-95

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB HEARING

Date: February 10, 1995

Nature of Appeal:

[x] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

Lourdes del Rosario
P. O. Box 3032
Daly City, CA 94015

PROPERTY ADDRESS 27 Chenery Street

BLOCK 6657 LOT 034

APPEAL NO. 6599 Source Code DIO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on November 4, 1994, will be heard by the Board at 4:00 p.m. on February 21, 1995, Tuesday in Room 2001, 1660 Mission St., San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: Joseph Bravo, Esq.
100 Bush St., Ste. 925
San Francisco, CA 94104

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

3

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ 56.24

LOURDES KURILLO
Appellant

Appeal Number 6599

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 19, 1994.

(2) The affected premises are located at 27-29 Chenery Street, San Francisco. They contain 3 dwelling units and _____ rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

See attached brief

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.

See attached brief

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
Joseph K. Bravo, Esq.
100 Bush Street, Ste. #925
San Francisco, CA 94104

Tel. No. 415/394-6300

November 28, 1994
Date Filed

Signature (Print Name Below)
Joseph K. Bravo, Esq.

4

File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454
ml/AAB-Form

Joseph K. Bravo, Esq. No. 107-646
BRAVO & MARGULIES
100 Bush Street, Suite 925
San Francisco, CA 94104
Telephone: (415) 394-6300
Facsimile: (415) 394-0340

Attorneys for Defendants

BEFORE THE BOARD OF ABATEMENT APPEALS

IN THE CITY AND COUNTY OF SAN FRANCISCO

IN RE: 27 CHENERY STREET OWNER: LOURDES KURRILLO	ORDER NO. 167 072 APPEAL AFTER DIRECTOR'S HEARING

1. Owner, appellant, Lourdes Kurillo, hereby appeals the decision following the Director's Hearing of October 19, 1994 regarding the property otherwise known as 27-29 Chenery Street.

THE DIRECTOR'S HEARING WAS PREMATURE

2. The first basis for appeal is that the Bureau of Building Inspection staff had previously agreed to postpone the October 19 hearing until owner and appellant's counsel could have an opportunity to meet with Mr. Bernie Tom to try and resolve the dispute in this case. That meeting was originally scheduled for October 13, 1994 at the subject property.

After a two hour wait at the property on October 13, 1994, appellant's counsel telephoned Mr. Tom and learned that Mr. Tom had scheduled the appointment for the next day. Because of the inability to schedule a meeting prior the director's hearing on

October 19, Mr. Tom agreed with a postponement of the Director's Hearing until we had an opportunity to meet. This postponement was confirmed with Mr. Robert Noelke on the telephone.

4. Appellant did not learn that the director's hearing had taken place until she was informed of the pending decision, which she received in the mail.

THERE HAS BEEN NO UNLAWFUL CONVERSION

5. As for the merits of the department's contention, appellant maintains that she is not in violation of applicable zoning laws regarding her property. There are currently two structures on the lot: (1) a main house with two kitchens and two dwelling units--one upstairs, and one downstairs; and (2) a smaller dwelling unit recently built with proper permits. Appellant maintains that the main house has always legally been maintained as two separate dwelling units. In 1986, appellant added the smaller, third dwelling unit, by consructing a separate structure on the lot. This third dwelling unit was added with proper permits.

6. The City's position is stated in the Zoning Administrator's letter of February 19, 1991. There, the Zoning Adminstrator has indicated that the subject property has always been permitted to be no more than two legal dwelling units and that there is no provision for a third dwelling unit on the property. The Zoning Administrator has also taken the position that the main house may be maintained as no more than one dwelling unit.

6. Appellant maintains that the main house has always been built and maintained as two separate units. Contrary to the implication of the Zoning Administrator, appellant never installed a new kitchen in the main house. The true facts are that appellant merely rearranged the downstairs kitchen--but the rearranged

downstairs kitchen already existed legally.

7. The third separate dwelling unit was built as a separate structure on the property with specific City approval. The addition of that third legal unit is what has apparently triggered the notion that appellant violated zoning laws by adding a third unit; however, that unit was added with City approval.

8. Appellant contends that the City is estopped from now demanding that she submit revised plans for the main house to convert it back to one unit--or connect the upstairs and downstairs portions of the main house with the newly added dwelling unit so that the two structures constitute two dwelling units. Appellant has complied with all applicable laws for the remodeling of her property at each step of the way. She cannot now be faulted for non-compliance when she sought and obtained approval from the City for the improvements she made.

9. Appellant reminds this Board that appellant is a bed ridden paraplegic, who lives at 27 Chenery Street day in and day out. Requiring appellant to comply with a directive that has no merit would work an unfairness and a denial of her rights of due process.

10. For all the above reasons, appellant respectfully requests that the appealed from order be overruled and that she be permitted to maintain her property at 27 Chenery Street in its present condition.

11. Appellant also requests an opportunity to supplement the record in this case with additional documentation prior the hearing of this appeal.

<u>LIFETIME MORATORIUM</u>

12. Appellant requests, in the alternative that she be granted a

life time moratorium for the current use of the property, puruant to section 203 of the Building Code. Appellant contends that there are no life safety hazards in the main house. More specifically, there are at least two exits. Under the circumstances of appellant's owner occupancy, her hardship conditions, a life time moratorium would be appropriate.

Respectfully submitted,

Joseph K. Bravo, Attorney for Appellant

In the event the appellant fails to appear at the hearing or if the Abatement Appeals Board fails to issue its findings and decisions within the time set forth above, or denies the appeal, the order of the Director of Public Works shall be immediately effective from the date the order was issued.

Except in cases of lack of quorum, failure of the Abatement Appeals Board to meet any of the time periods specified herein shall result in the Director's order taking effect immediately.

In any appeal where the Abatement Appeals Board finds that there exists in, on, or near any premises, building or structure, any condition constituting an imminent and substantial hazard to the life, health, or safety of any occupant thereof, or other person, any decision of the Abatement Appeals Board modifying the order of the Director must provide that work to repair each such hazard commence within 30 days and be completed within 90 days after service of such decision. With respect to other violations which are not found by the Abatement Appeals Board to constitute such a hazard, any decision of the Abatement Appeals Board modifying the order of the Director must provide that the work or repair such violations commence within 60 days and be completed within a reasonable time not to exceed 18 months.

In any case of extreme financial hardships, the Abatement Appeals Board may grant a moratorium to correct conditions which are not imminent and substantial hazards. Such a moratorium shall be granted only to an owner occupant of a single or two-family dwelling where all such hazards, as found by the Superintendent, have been corrected. The decision of the Abatement Appeals Board in any case in which a moratorium has been granted, as set forth above, shall contain the duration of the moratorium, and the conditions for its termination. A copy of the decision granting a moratorium shall be recorded in the office of the Recorder of the City and County of San Francisco.

Notwithstanding the provisions of this code and the San Francisco Housing Code, the Abatement Appeals Board, upon the written appeal of any person, may grant a moratorium from enforcement of a Director's order made pursuant to Section 203 (f) for the property which is the subject of the order in order to prevent displacement of low and moderate income persons from affordable housing, if the Board finds that:

1) The Director's order, from which the appeal is taken was issued after April 1, 1986; and

2) The property is a Group R, Division 1 (R-1) building as defined in Section 1201 of the Building Code; and

3) The building was constructed prior to January 1, 1956; and

4) The condition does not constitute a life hazard or a fire hazard as defined in Chapter 4 of the Building Code; and

of Public Works

Office of The Director
John E. Cribbs
Director

APPEAL FILING
File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454
FILING FEE: $ 56.24

ADDRESS: 27 CHENERY STREET

BLOCK: 6657 LOT: 034

SEQ: 01 CASE: DIO

OWNER'S NAME:
DELROSARIO, LOURDES

DELROSARIO, LOURDES
P. O. BOX 3032
DALY CITY, CA 94015

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 167,482

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 19, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 167,072. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE AND REIMBURSE THE BUREAU OF BUILDING INSPECTION FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES. THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST. 6th FL., 94103 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 15, 1994.

John E. Cribbs
JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

10

APPROVED: OCTOBER 19, 1994

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE:
PROPERTY ADDRESS:
27 CHENERY ST
BLOCK: 6657 LOT: 034
SEQ: 01 CASE: DIO

DELROSARIO LOURDES
P O BOX 3032
DALY CITY CA
94015

OWNER'S NAME:
DELROSARIO LOURDES

INSPECTOR: _____

DISTRICT: 38A CT: 218

NOTICE OF CONTINUED HEARING

ORDER NO. 167072

Hearing of the Complaint of the Superintendent of the Bureau of Building Inspection on file in the Office of the Director of Public Works against the property at the location shown above has been CONTINUED until Wednesday, 10/19/94, at 10:00 A.M. in Room 282, City Hall, San Francisco.

The Owner of Record, designated above, is hereby notified to appear.

John E. Cribbs, Director
Department of Public Works

(11)

38A-P63-P63-003

(415)558-6454 1660 MISSION ST., 6TH FLOOR, SAN FRANCISCO, CA 94103

cc: Pat McKenzie, HID

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

February 19, 1991

Mrs. Lourdes Kurilo
29 Chenery Street
San Francisco, CA 94131

Dear Mrs. Kurilo:

Re: 29 Chenery Street
Building Permit Application No. 9005366

This is in response to the February 6, 1991 letter from your niece, Ms. Toni Muscovitch, to David Lindsay of our Violation Abatement Section. I would like to address the various points raised in Ms. Muscovitch's letter.

We are certainly sympathetic to your health problems, and are prepared to make some allowance with regard to the time within which you are required to submit revised plans. Please note that we were not requiring you to alter the building within thirty days; we were requesting you to submit revised floor plans.

With regard to your statement that City records establishing the legality of the ground floor apartment have been lost, I am advised by Mr. Lindsay that the City's records for the property appear to be complete. All records support this Department's position that the legal use of the property is two dwelling units - the main house being one dwelling unit and the rear addition being the second dwelling unit. None of the City's records support the legality of the ground floor apartment.

Ms. Muscovitch has advised us that for health reasons, you will need to live in the ground floor of the building. As we indicated in our Notice dated January 4, 1991, the location of your property in an RH-2 zoning district (House, Two-Family) and the size of your lot do not permit the creation of a third dwelling unit in the ground floor. However, if you wish to establish the ground floor rooms as a legal floor of occupancy, retaining the ground floor kitchen and bathroom, you will need to revise your floor plans so that the ground floor of the main house and the ground floor of the rear apartment become one dwelling unit, and the upper two floors of the main house and the upper floor of the rear apartment become the second dwelling unit, as follows:

1) Show the creation of an interior connection between the ground floor rooms of the main house and the ground floor of the rear addition as per the attached copy of the plan (1).

2) Indicate the removal of the kitchen cabinets, fixtures and utilities from the ground floor of the rear addition, per the attached copy of the plan (2).

3) Show the creation of a connection between the first floor kitchen in the main house and the first floor of the rear addition. This may be done by adding stairs into the rear addition from the existing stair landing per the attached copy of the plan (3A). Alternatively, you may propose to change the configuration of the rear first floor bathroom and show a door connecting the kitchen and first floor of the rear addition (3B).

4) Indicate the removal of the stairs connecting the two floors of the rear addition, per the attached copy of the plan (4).

In order to clarify the existing layout of the units, David Lindsay will be contacting you shortly to arrange an inspection of the property. In the meantime, if you have any questions, please contact him at 558-6393.

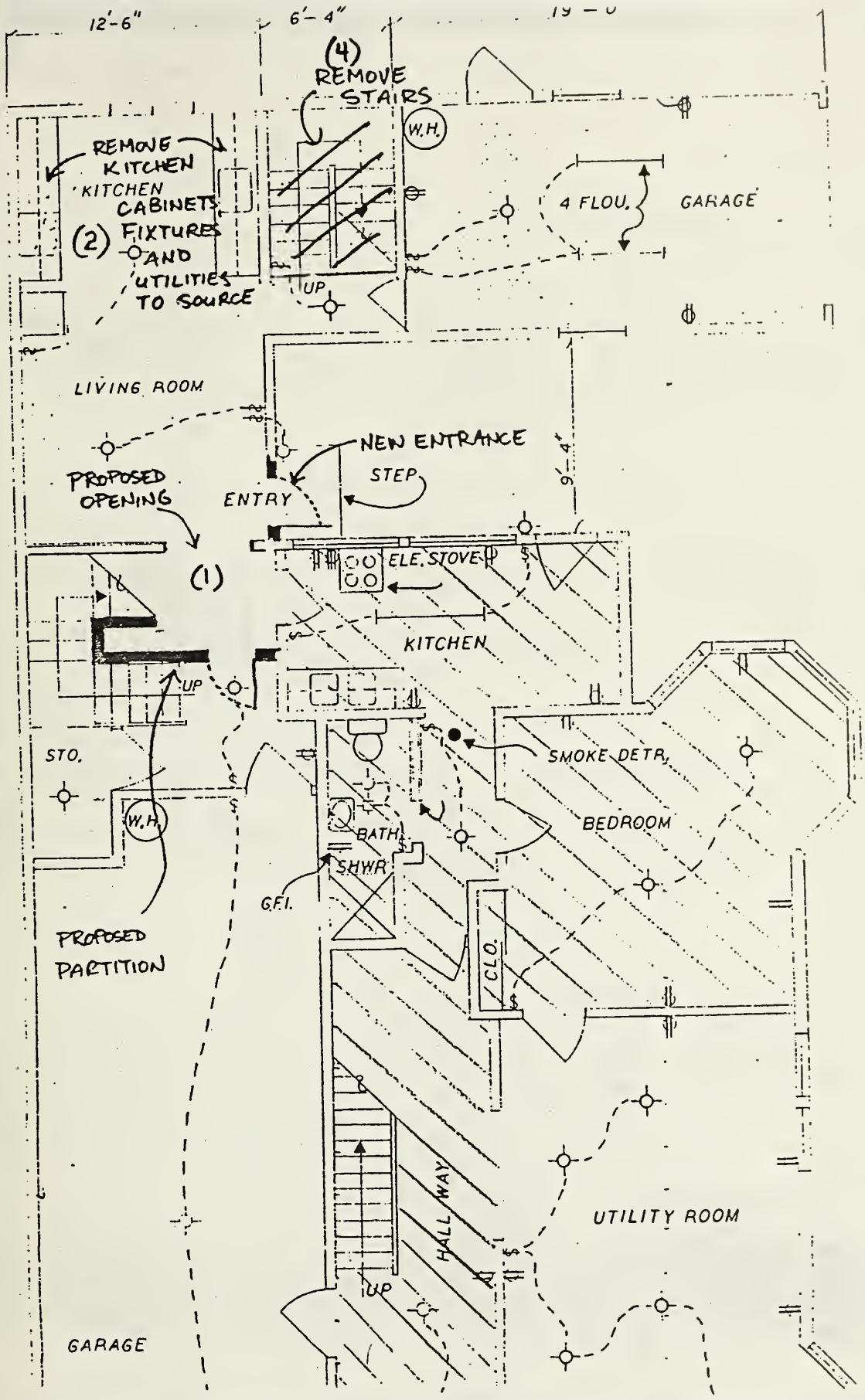
Very truly yours

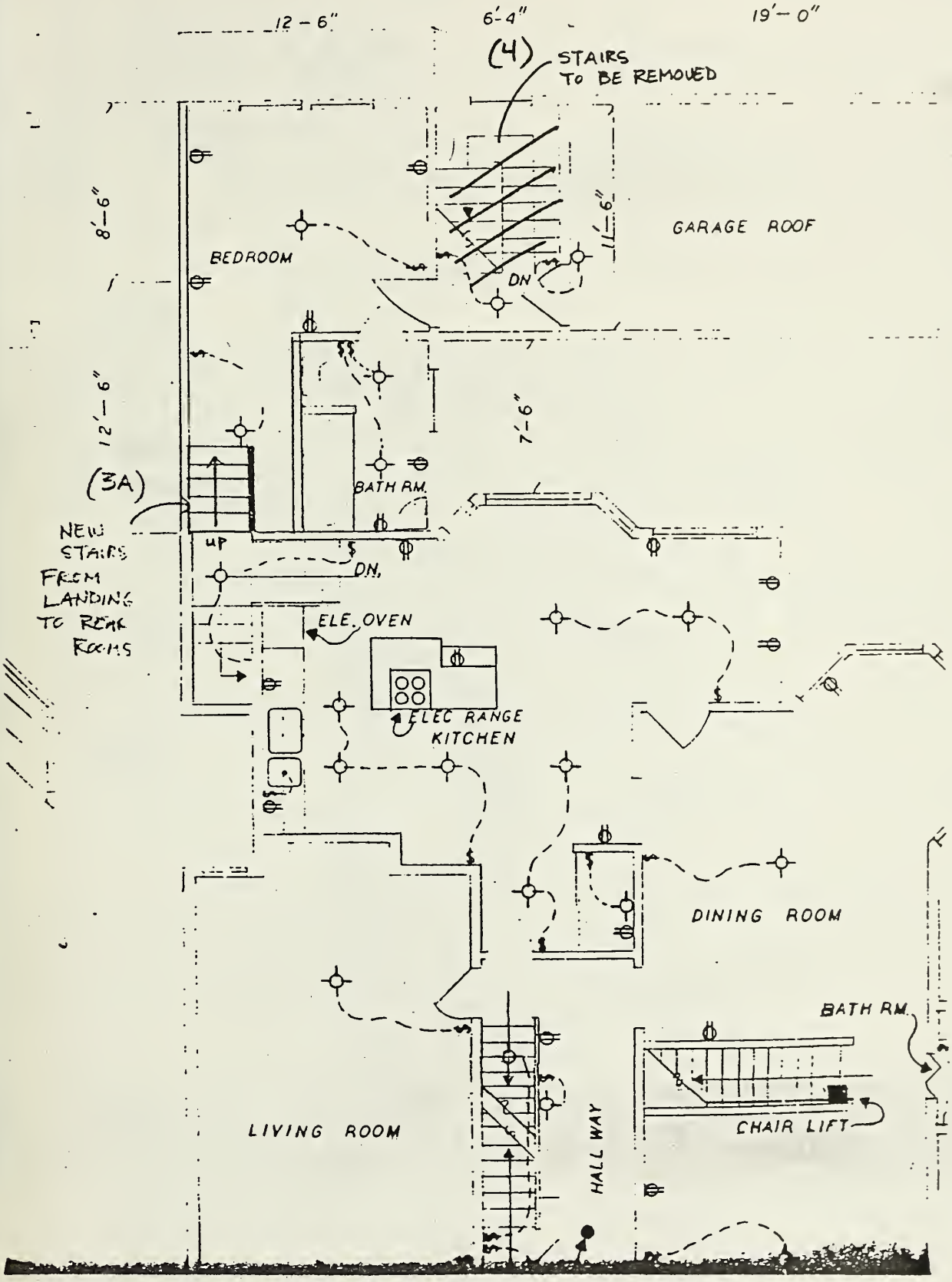
Robert W. Passmore
Assistant Director of
Planning - Implementation
(Zoning Administrator)

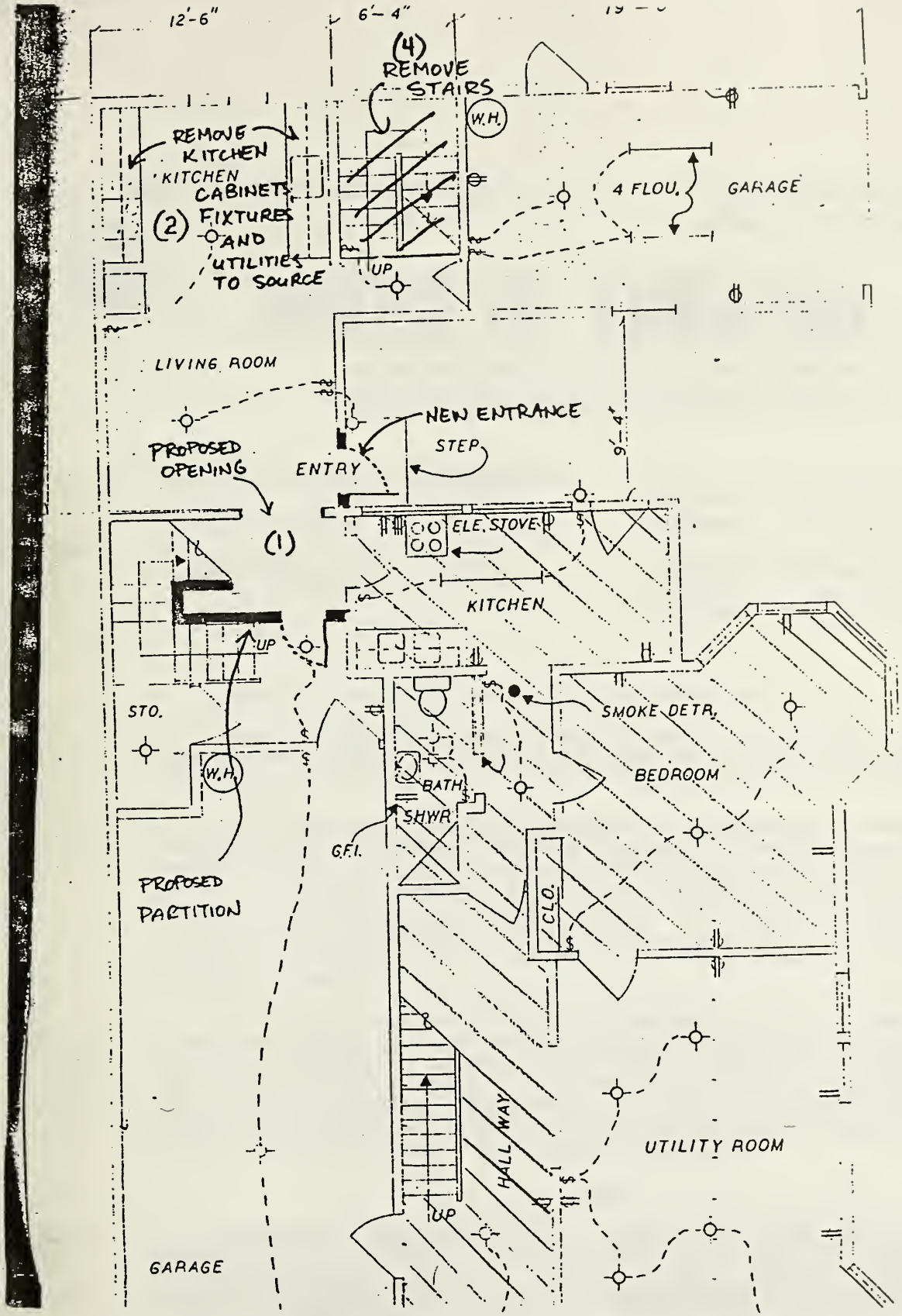
RWP/all/273

Attachments

cc: Pat McKenzie, HID
cc: John Singleton, BID
cc: Wing Lau, CSD
cc: J. Hutchinson, PSD
cc: Ms. Toni Muscovitch
1927 Garden Meadow Avenue
Fairfield, CA 94533


12'-6"
6'-4"
19'-0"
(4)
REMOVE
STAIRS
W.H.
REMOVE
KITCHEN
KITCHEN
CABINETS
(2) FIXTURES
AND
UTILITIES
TO SOURCE
UP
4 FLOU.
GARAGE
LIVING ROOM
NEW ENTRANCE
STEP
9'-4"
PROPOSED
OPENING
ENTRY
(1)
ELE. STOVE
KITCHEN
UP
STO.
SMOKE DETR.
W.H.
BATH
SHWR
BEDROOM
G.F.I.
PROPOSED
PARTITION
CLO.
HALL WAY
UTILITY ROOM
UP
GARAGE


12 – 6"
6'-4"
19'– 0"
(4)
STAIRS
TO BE REMOVED
8'–6"
BEDROOM
GARAGE ROOF
DN
12'– 6"
7'–6"
(3A)
BATH RM.
NEW
STAIRS
FROM
LANDING
TO REAR
ROOMS
UP
DN.
ELE. OVEN
ELEC RANGE
KITCHEN
DINING ROOM
BATH RM.
LIVING ROOM
HALL WAY
CHAIR LIFT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W.H.
BATH
BEDROOM
SHWR
G.F.I.
PROPOSED
PARTITION
CLO.
HALL WAY
UTILITY ROOM
UP
GARAGE

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

OF THE SAN FRANCISCO MUNICIPAL CODES RENDERING
HOUSING TO BE SUBSTANDARD (PER SECTIONS 17274 (b)(2)
AND 24436.5(b)(2), REVENUE AND TAXATION CODE)

10
R-3

LOURDES DEL ROSARIO KUPERILLO
P.O. BOX 3632
DALY CITY, CA. 94015

Date: 1/24/91
Property Address: 2729 CITENERY ST.

Assessor's Block 6657 Lot 34
Housing Inspector: P. McKENZIE

/ / Routine Checklist Notice /X/ Complaint Notice

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO:

PLEASE TAKE NOTICE that the above described premises was inspected by inspector(s) of the Bureau of Building Inspection of the Department of Public Works. As a result of the inspection, conditions(s) was found to exist in the notice of violation mailed to the owner(s), maintained in the premises in violation of the provisions of the San Francisco Municipal Code dealing, among other things, with housing, building, health, and/or safety. Based upon this inspection, the Superintendent has determined and declares these premises to be substandard housing.

ACCORDINGLY, THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION HEREBY ORDERS the owner(s) of the above described substandard property, within the time limit set forth in the notice(s), to make application (if required) for the necessary permits, to correct the conditions in the premises maintained in violation of the Municipal Code, thereafter to obtain permits and proceed to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICES(S).

WARNING

Sections 17274 and 24436.5 of the Revenue and Taxation code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. (PLEASE TAKE NOTICE THAT THE DATE OF THIS NOTICE OF VIOLATION MARKS THE BEGINNING OF THE SIX MONTH PERIOD).

OFFICE HOURS:
8 to 9 a.m. : 4 to 5 p.m.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION
DIVISION OF APARTMENT AND HOTEL INSPECTIONS

RM. 302, 450 McALLISTER
SAN FRANCISCO, CALIFORNIA 94102-4583

PHONE 558-6220

10

NOTICE

LOURDES DEL ROSARIO CARRILLO
P.O. BOX 3032
DALY CITY, CA - 94015

DATE 1/24/90

LOCATION 27-29 CHENERY ST
(FRONT BUILDING)

The above premises owned, controlled or occupied by you are in violation of the law, and you are hereby ordered to comply with the following requirements;

LEGAL USE: Single family on 2 FLRS of occupancy. Basement converted to additional unit without benefit of building, plumbing, or electrical permits. Apply for building permit, with plans, to legalize use or revert to last legal use. Apply within 30 days, appropriate electrical/plumbing permits required.

SEC 301 - 305

The above orders must be complied with within 30 days

PATRICK McKENZIE
Housing Inspector

DAH-24-83
9003-8-05

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF CONTINUED AAB/FTB HEARING

Date: March 13, 1995

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name(s) & Mailing Address:

Adams, John C. & Gregory
2614 Buchanan Street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan Street

BLOCK 0579 LOT 010

APPEAL NO. 6489 Source Code DIO

INSPECTOR Robert Noelke

Dear Appellant(s):

The Hearing before the Abatement Appeals Board regarding the property at the location shown above has been CONTINUED until Tuesday, March 21, 1995 at 4:00 p.m. in Room 2001 at 1660 Mission Street, San Francisco.

The Owner(s) of Record designated above and/or representative(s) is/are hereby notified to appear.

Very truly yours,

Sean McNulty

Sean McNulty
Acting Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

* Original Notice of Continued Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

DEPARTMENT OF BUILDING INSPECTION

ABATEMENT APPEALS BOARD

Office of the Secretary
1660 Mission Street, 6th Floor, San Francisco, California 94103-2414
Telephone (415) 558-6454

NOTICE OF DECISION

Nature of Appeal
[X] Director's Order - Hearing
[ ] Franchise Tax Board

[X] Present
[ ] Absent

ppellant:

John & Gregory Adams
2614 Buchanan Street, No. 3
San Francisco, CA 94115

Property Address: 2614 Buchanan Street

Block 579 Lot 10
Hearing Date February 21, 1995
Appeal Number 6489
Inspector R. Fong

BATEMENT APEALS BOARD DECISION:

Lift Order of Abatement No. 161,675 for 30 days to allow a re-inspection by appropriate staff. Rehearing 3-23-95 Abatement Appeals Board.

Sean McNulty
Sean McNulty
Acting Secretary

HEARING: Pursuant to sec. 203(t)7 of the San Francisco Building Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within ten (10) days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

TE MAILED: February 27, 1995

mld\aabdecfo]2-23-95

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

NOTICE OF AAB/FTB REHEARING

Date: February 10, 1995

Appealing AAB/FTB Decision

Property Address:

2614 Buchanan Street

Appellant(s):

Adams, John C & Gregory
2614 Buchanan Street, #3
San Francisco, CA 94115

Block: 0579 Lot: 010

Appeal No. 6489 Source Code DIO

Inspector Robert Noelke

Dear Appellant(s):

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 10, 1995 has been received. Rehearing is set for 4:00 p.m. on February 21, 1995 at Room 2001, 1660 Mission Street, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Adams, John C. & Gregory
Address 2614 Buchanan Street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan Street
BLOCK 0579 LOT 010
HEARING DATE March 23, 1994
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted. Appellant is to apply for a permit to create a second means of egress for 4th floor of occupancy. If not approved, case to be recalendared.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

THE SECRETARY
llister St., Room 301
ncisco, CA 94102
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NOTICE OF AAB/FTB REHEARING

nt Adams. John C & Gregory

s 2614 Buchanan Street, #3
San Francisco, CA 94115

Appealing AAB/FTB Decision

Property Address 2614 Buchanan St.

Block 0579 Lot 010

Appeal No. 6489 S-NC-SEQ DIO

Inspector Robert Noelke, CED

ear Appellant:

our request for a rehearing of the Decision rendered by the Abatement Appeals oard on February 23, 1994 has been received. Rehearing is set for :30 p.m. on March 23, 1994 at Room 282, City Hall, San Francisco, alifornia.

ecision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Original Notice of Rehearing is sent to Appellant and a copy to Appellant's Agent.

PCD 215A (12/86)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
50 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant: Adams, John C & Gregory
Address: 2614 Buchanan street, #3
San Francisco, CA 94115

PROPERTY ADDRESS: 2614 Buchanan St.
BLOCK: 0579 LOT: 010
HEARING DATE: September 22, 1993
APPEAL NUMBER: 6489
INSPECTOR: Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: October 20, 1993

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Adams, John C. & Gregory
Address 2614 Buchanan Street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan St.
BLOCK 0579 LOT 010
HEARING DATE July 28, 1993
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, Acting Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for (60) days. The next hearing will be on September 22, 1993 at 1:30 P.M., City Hall, Rm. 282.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 6, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY

ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Adams, John C. & Gregory

2614 Buchanan Street, #3

San Francisco, CA 94115

Date: July 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2614 Buchanan St.

BLOCK 0579 LOT 010

APPEAL NO. 6489 S-NC-DEQ DIO

INSPECTOR Robert Noelke, Acting Chief

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on May 19, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan, #2
San Francisco, CA 94115

* Original Notice of Hearing sent to Appellant and a copy was sent to Appelant's Agent.

(26)

215 (Rev. 9/87)

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(1)

APPEAL FILING
File appeal with
nent Appeals Board (AAB)
30 Market St., Suite 250
n Francisco, CA 94102
Tel. No. 554-8742
ILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOHN ADAMS
Appellant

Appeal Number 6489

GREGORY JOHNSON
JANIS PLATT

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/17/93.

(2) The affected premises are located at 2614 BUCHANAN ST, San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

REQUEST FROM RELIEF TO PROVIDE 2ND MEANS OF EGRESS ON 4TH FLOOR DUE TO.
1. REQUIRED IN CONNECTION WITH OTHER CONSTRUCTION WORK WHICH WILL NOT B
2. CURRENT EGRESS GRANDFATHERED IN (1896 BUILDING) UNIT IS A TOWNHOUSE OF EQUAL

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.) (OVER)

REQUEST DELAY IN COMPLIANCE UNTIL REMODELING CONSTRUCTION REQUIRING THIS EGRESS IS UNDERTAKEN.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER, WIFE.

(6) The official address of the undersigned is:

2614 BUCHANAN, #2
SAN FRANCISCO, CA 94115
Tel. No. 415-567-4866

Date 5/19/93

John C Adams
Signature (Print Name Below)
JOHN C. ADAMS
Gregory Johnson

Janis Platt
JANIS PLATT
GREGORY JOHNSON

(27)

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

SQUARE FOOTAGE ON BOTH FLOORS. 3RD FLOOR HAS 2 MEANS OF EGRESS, 4TH FLOOR HAS ONE EGRESS AND WOULD BE GRANDFATHERED DUE TO 2 EQUAL FLOORS. OWNER PLANS TO PERFORM CONSTRUCTION WITHIN 2 YEARS. AT SUCH TIME THIS EGRESS WILL BE COMPLETED. IF EGRESS IS COMPLETED NOW IT WILL CAUSE THE OWNER FINANCIAL HARDSHIP AND HAVE TO BE REMOVED AT COMMENCEMENT OF NEW CONSTRUCTION (RE-MODELING) IN TWO YEARS.

ity and County of San Francisco Department of Public

Office of the

ADDRESS: 2614 BUCHANAN STREET

BLOCK: 0579 LOT: 010
SEQ: 01 CASE: DIO

OWNER'S NAME:
ADAMS, JOHN C. 2/3

ADAMS, JOHN C. & GREGORY
2614 BUCHANAN ST., #3
SAN FRANCISCO, CA 94115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,675

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 17, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.160,959. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WASREPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 13, 1993

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

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City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

OF THE SAN FRANCISCO MUNICIPAL CODES RENDERING
HOUSING TO BE SUBSTANDARD (PER SECTIONS 17274(b)(2)
AND 24436.5(b)(2), REVENUE AND TAXATION CODE)

Pam Reeves
2614 Buchanan
SF 94123

Date: ~~2-8-89~~ MAR 1, 1989
Property Address: 2614 Buchanan
Assessor's Block 579 Lot 10
Housing Inspector: P. Fan

Complete Inspection Report

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO:

PLEASE TAKE NOTICE that the above described premises was inspected by inspector(s) of the Bureau of Building Inspection of the Department of Public Works. As a result of the inspection, conditions were found to exist in the premises, as more particularly described in the complete inspection report(s) attached to the notice of violation mailed to the owner(s), maintained in the premises in violation of the provisions of the San Francisco Municipal Code dealing, among other things, with housing, building, health, and/or safety. Based upon this inspection, the Superintendent has determined and declares these premises to be substandard housing.

ACCORDINGLY, THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION HEREBY ORDERS the owner(s) of the above described substandard property, within thirty (30) days to make application for the necessary permits, to correct the conditions in the premises maintained in violation of the Municipal Code, thereafter to obtain permits and proceed to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached Report(s).

WARNING

Sections 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. (PLEASE TAKE NOTICE THAT THE DATE OF THIS NOTICE OF VIOLATION MARKS THE BEGINNING OF THE SIX MONTHS PERIOD).

30

(415) 558-6220 450 McAllister Street, Rm. 302 San Francisco 94102-4583

San Francisco Department of Public Works
BUREAU OF BUILDING INSPECTION
DIVISION OF APARTMENT HOUSE
AND HOTEL INSPECTION REPORT

Location 2614 Buchanan St.

Prepared By P. Fan HOUSING INSPECTOR

Date Inspected 11.23.88 Sent 3-1-89

Owner Pam Reeves

Address 2614 Buchanan 94123 PRINT

The following items that are circled require correction in accordance with the San Francisco Housing Code and/or other applicable Codes and Ordinances:

1. Repair/replace broken sidewalk/paving at front/rear/side ____ 747 PW
2. Remove all rubbish from yard/court/basement/cellar ____ 402-1006 HC
3. Raise foundation and/or lower grade using approved materials and method at ____ 403 HC
4. Install approved type floor/deck, yard drain at ____ 402-507 HC
5. Provide gas service shutoff in ____ 409 HC
6. Ratproof ground area in basement/cellar/under stairs ____ 92DPH-402 HC
7. Eliminate rodent and/or cockroach infestation on premises ____ 402 HC
8. Clean and maintain hotel room(s) dwelling unit(s) in a sanitary manner at ____ 402 HC
9. Provide legal ventilation for furnace room/water heater space/garage/under floor area/gas meters ____ 402-702 HC
10. Provide/fireproof garage/rear yard to street passageway/basement ceiling with approved fire rated materials ____ 414 HC
11. Repair/provide fireproofing in basement area ____ 414 HC
12. Provide fire sprinkler system in garbage/linen chute, garbage/linen room, storage area or remove storage ____ 903-905 HC
13. Enclose stairs to basement/cellar with approved materials and self-closing doors ____ plans req'd ____ 803 HC
14. Eliminate paint/hazardous storage in ____ 411-705 HC
15. Provide approved type flues/connectors for gas appliances in ____ 407 HC
16. Rebuild/repair front/rear stairway. Provide handrails ____ 402-403-802 HC
17. Replace all broken window glass. Repair sash and reputty. Check & repair hardware ____ 402-408 HC
18. Repair stucco/siding on ____. Renail and paint exterior/trim ____ 408 HC
19. Replace/repair roofing. Provide/repair roof gutters for drainage and connect to sewer ____ 402-408 HC
20. Remove/rebuild/fireproof roof deck. Provide/replace defective chimney/flue caos ____ 403-712 HC
21. Provide/repair/replace/fireproof stair penthouse door/closer. Install railing around ventshaft ____ 412-805 HC
22. Provide stairway/scuttle hole from public hallway/stair to roof in approved location ____ 805 HC
23. Provide approved means of ventilation for stairway/public halls/elevator shaft ____ 502-808 HC
24. Enclose interior stairway(s) in an approved manner or comply with item 25 ____ 807 HC
25. Provide complete fire sprinkler system in all public halls, corridors, stairways per plan ____ 807 HC
26. Install approved type fire doors/closers to basement/main stair enclosure ____ 803-806 HC
27. Provide stairway/fire escape for second means of egress Top Floor of Occupancy ~~plans~~ req'd ____ 801 HC
28. Provide corridor to fire escape at front/rear/side and install directional signs ____ 801 HC
29. Provide approved type ladder/stair from lowest fire escape balcony to ground ____ 801 HC
30. Provide approved type fire extinguishers in public halls at each floor ~~and in~~ (recharge) ____ 904 HC
31. Remove or raise all wires, ropes, etc. 8 feet above roof ____ 24.10 FC
32. Install approved type fire alarm system/wet/dry standpipe as directed by Fire Dept. ____ 901-907 HC
33. Repair/replace loose and missing plaster in ____ 412 HC
34. Remove lot line windows, close opening in an approved manner (N E S W) wall ____ TABLE 5-A BC
35. Close transom openings in public hall(s) in approved manner ____ 502 HC
36. Provide a bath, lavatory, and water closet within each apartment ____ 402 HC
37. Provide ____ additional bath(s)/lavatory(ies) on ____ floor(s) ____ 503 HC
38. Provide ____ additional water closet(s) on ____ floor(s) ____ 503 HC
39. Water-proof bath/water closet compartment floor(s) with approved material(s) on ____ 508 HC
40. Provide legal light and ventilation for ____ 402-501 HC
41. Remove torn, worn, insanitary floor covering in ____ 412 HC
42. Comply with attached Heat/Hot Water Notice ____ 707.A/503 I.C. HC
43. Provide separation where water closet compartment opens into kitchen in ____ 503.1D HC
44. Discontinue use and remove cooking facilities in illegal community kitchen on ____ 503.1B HC
45. Remove and cap gas lines at source of supply for stove/heater in ____ 406 HC
46. Submit plan of each floor, showing correction of all items listed hereon ____ 302 BC
47. Clean/paper or paint walls and ceilings in ____ 1001 HC
48. Provide/replace garbage receptacles, provide tight-fitting covers ____ 1004 HC
49. Remove cord wiring and install one plug receptacle in each room and 2 in the kitchen(s) ____ 405-505 HC
50. Remove/repair/and/or replace deteriorated/substandard ____ ART 4 HC
51. Fireproof public halls and soffit of stairs with approved 1 hour fire resistive materials ____ details req'd ____ 701 HC
52. Fireproof entire building with approved 1 hour fire resistive materials and/or sprinklers throughout ____ 701 HC
53. Provide 1 hour fire separation between business use and residential use ____ 414 HC
54. Remove/close/fire protect closet under stairs at ____ 802.d HC
55. Comply with attached Electrical and/or Plumbing Report. ____ ART 4 HC
56. Provide and maintain ____ additional usable off street parking spaces and/or City Planning requirements. ____ 136 PC
57. Replace insanitary wood drainboards in kitchens on ____ 402 HC
58. Remove all non-conforming partitions and/or construction in ____ 403 HC
59. Applicability of item(s) ____ depends upon date of conversion. Submit proof of earliest date of conversion-affidavits attached. (Submit with building permit application).
60. Compliance with the circled items will establish legality of the structure as an apt/~~hotel~~ with 4 units/~~rooms~~ on 4 floors of occupancy, ~~or comply with item 61.~~ ____ 105 HC
61. Item(s) ____ do not apply if structure is reverted to its original/last legal use as an apartment/hotel/dwelling with ____ units/rooms on ____ floors of occupancy or ~~comply with~~ item 60 ____ 105 HC

Comply with attached: 97. Energy Insp Form 98. Security Checklist 99. Smoke & Heat Ord. (61)

Complied 7-11-88

legalization contingent on approval of all outstanding permits (work on east basement area under p.a.# 8815113)

OFFICE HOURS:
8 TO 9 A.M.
4 TO 5 P.M.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION
DIVISION OF APARTMENT AND HOTEL INSPECTIONS
Room 302, 450 McAllister
San Francisco, California 94102-4583

PHONE:
558-6220

HEAT/HOT WATER NOTICE

DATE 11·23·89
LOCATION 2614 Buchanan
BLOCK 579 LOT 10 CT 132

ABOVE PREMISES OWNED, CONTROLLED OR OCCUPIED BY YOU ARE IN VIOLATION OF THE SAN FRANCISCO HOUSING CODE, YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING:

☐ 1. Provide heat to each occupied habitable room for 13 hours between the hours of 5:00 A.M. and 11:00 A.M. and between the hours of 3:00 P.M. and 10:00 P.M. capable of maintaining a minimum room temperature of 68 degrees Fahrenheit (20 degrees Centigrade).

707.A HC

☑ 2. Provide/repair/relocate locking or non-tamperable temperature-sensing device with a +/− 1½ degree Fahrenheit (.8 degree Centigrade) tolerance, centrally located within the building in a habitable room to which heat is provided, whether occupied or unoccupied ~~(not to be located in manager and/or owner's unit)~~. This device shall maintain the required minimum room temperature of 68 degrees Fahrenheit at a point three feet above the floor.

707.A HC

☐ 3. Install a timeclock at or near the heating source to control the heating system.

707.A HC

☐ 4. Set the timeclock to provide the required amount and hours of heat (see item one).

707.A HC

☐ 5. Remotely located switches which override the timeclock operation are prohibited.

707.A HC

☐ 6. Provide showerheads which allow no more than a 3 gallon-per-minute flow. Showerheads of the ball-joint type that cannot easily be removed from the wall without structural alteration are exempt from this requirement.

503.1.C HC

☐ 7. Provide, to the apartment house or hotel, water heated to a minimum temperature of 105 degrees Fahrenheit (41 degrees Centigrade) and a maximum of 120 degrees Fahrenheit (49 degrees Centigrade) at the hot water taps.

503.1.C HC

☐ 8. Provide, for each building, 4 gallons of hot water storage capacity per guest room and 8 gallons of hot water storage capacity per dwelling unit. Storage capacity/recovery rate may be varied as long as compliance with current ASHRAE standards is maintained.

503.1.C HC

☐ 9. Other _____

ABOVE ORDERS MUST BE COMPLIED WITH WITHIN _____ DAYS. FAILURE TO COMPLY WITH SEC. 707.A HC MAY RESULT IN THE ISSUANCE OF A CITATION REQUIRING COURT APPEARANCE.

R. Fan
HOUSING INSPECTOR

(32)

14

O. 1-in 1/85

San Francisco Department of Public Works
Bureau of Building Inspection

Office: _____

Telephone: _____

ELECTRICAL INSPECTION REPORT

Address 2614 BUCHANAN File No. _____

Owner _____ Electrical Inspector: JAMES VANYA

Date of Inspection 1. 19. 89 Building Inspector: _____

The items checked below are those requiring correction in accordance with San Francisco Electrical Code, and/or Housing Code, and are those which were observed during inspection and do not include violations which may be disclosed as work progresses.

Obtain permit before starting work.

Based on the following report it is required that the violations be corrected by a registered electrical contractor, subject to permit and inspection. NO ELECTRICAL WORK OF ANY KIND SHALL BE PERFORMED UNTIL OR UNLESS A BUILDING PERMIT HAS FIRST BEEN ISSUED.

(1) Hazardous wiring is in evidence and shall be removed or corrected (EC Sec. 3) THROUGHOUT

(2) Unapproved portable cords are fastened to the building, supplying electricity to lights and/or plugs. EC Sec. 21, 36, 37d. All portable electrical cords and associated plugs, switches, etc. shall be removed.

(3) Fuses being used in branch circuits are oversized. EC Sec. 37a, 37b, 37c, 37d. Install "Type S" non-tamperable fuses of proper size.

(4) Lighting fixture(s) and outlet(s) THROUGHOUT (is) (are) (improperly installed) (defective) (missing). EC Sec. 4, 37c. Same shall be (repaired) (replaced) (removed) (or) (and) (outlet[s] capped).

5. Every room with running water shall have (a) wall switch(es) to control lighting outlets. HC 505.

(6) Electrical appliances are plugged into lighting outlets (in) (at) KITCHENS. EC Sec. 37a, 37b, 37c. Remove appliance or install approved plug receptable under permit and inspection by this Division.

(7) The main electrical service is (obsolete) (and) (deteriorated) (and) (inadequate) (and) in a hazardous condition. Install approved, enclosed, "dead front" service wiring and equipment, adequate for the load served under permit and inspection by this division. EC Sec. 4, 37c. PROVIDE SEPARATE PANELBOARDS FOR EACH UNIT.-

8. Open bare wiring at fuse panel boards to be enclosed "Dead Front". EC Sec. 3.

(9) Every habitable room shall have at least one (1) electrical plug outlet and every kitchen shall have at least two (2) electrical plug outlets. HC 505. Kitchen plug outlets shall be wired to an approved "utility circuit". New plugs to be located in usable locations.

10. (Outlet) (junction box) (panel) cover(s) (is) (are) missing _____. EC Sec. 36, 37. Install missing cover(s).

11. Provide egress lighting as per Building Inspector's report.

12. Inspection of _____ was not possible at the time of inspection and further investigation may expose items requiring maintenance and/or repair. HC 308.

The items of correction listed herein are those which were observed, and does not include similar violations which may be concealed and become evident when work is begun.

~~THE ELECTRICAL~~ IN THE REAR OF THE BASEMENT UNIT, THE ELECTRICAL WORK WAS DONE WITHOUT AN ELECTRICAL PERMIT. REMOVE AND REPLACE THE ELECTRICAL WIRING DONE WITH VNM CABLES (ROMEX) WITH METALLIC ONES IN COMPLIANCE WITH THE S.F. ELECTRICAL CODE.

TO MINIMIZE THE USE OF CORDS PROVIDE MORE RECEPTACLE OUTLETS —

(83)

Electrical Inspector

EL-55.01-71

San Francisco Department of Publi. .orks
Bureau of Building Inspection

Office Hours: 8:30 AM – 4 to 5 PM

Office: BBI-PID

Telephone: 558-6054

PLUMBING INSPECTION REPORT

Address 2614 Bocheman Building Inspector: Robin Fay

Inspected on: 1/19/89 Plumbing Inspector: Ray Andrin

The following items that are checked require correction in accordance with the San Francisco Plumbing Code and/or the San Francisco Housing Code or other applicable codes and ordinances.

PLUMBING

____ 1. Repair/replace defective traps, waste piping, sewer piping, vent piping, roof leader, air inlet cover, plumbing fixtures.
____ 2. Provide waste/vent piping,/fittings of proper size, material.
____ 3. Extend fixture vents to the roof.
____ 4. Properly secure, grade, cap waste/sewer pipe lines.
____ 5. Properly connect roof leader(s) to sewer.
____ 6. Provide sewer trap and fresh air inlet.
____ 7. Provide required area drain.
____ 8. Provide trap to serve fixture.

WATER

____ 9. Repair/replace water piping/fittings found to be defective, undersized, improperly/installed/secured.
____ 10. Remove cross connection, non-conforming piping and cap at source.
____ 11. Install approved water pipe service valve, fittings, air chambers.
____ 12. Install fire sprinklers as required by building Inspector.

GAS

____ 13. Remove/replace gas piping/gas fittings found to be defective, of improper material, undersize.
____ 14. Provide approved gas control valve, drips in gas piping
____ 15. Install gas appliance vent having the required grade to the flue, size, distance from combustible surfaces.
____ 16. Install gas appliance vent of approved material, properly secured, extended above roof.
____ 17. Remove unapproved gas appliance, piping and cap line at source.
____ 18. Other deficiencies.
____ 19. Recommended improvements.

Location and extent of items checked above:

THE PLUMBING IN THE LOWER UNIT WAS INSTALLED WITHOUT BENEFIT OF INSPECTIONS

THE WATER SERVICE IS UNDERSIZED

THE GAS COCK IN UNIT #2 IS NOT ACCESSABLE

34 F

The Items of correction listed herein are those which were observed, and does not include violations which may be concealed and become evident when work is begun. The recommended improvements noted are not code requirements but are provided for your assistance in upgrading your building.

Please contact the inspector who prepared this report if you have any questions concerning the required work. NOTE: Installation and repair is to be done in a workmanlike manner under permit. Permits required: ☒ Plumbing ☐ Building

BUILDING INSPECTION COMMISSION

Sitting as the ABATEMENT APPEALS BOARD

NOTICE OF MEETING: Friday, July 7, 1995, at 3:00 p.m., in Room 428, War Memorial Building, 401 Van Ness Avenue, San Francisco, California 94102

DOCUMENTS DEPT.
JUN 28 1995
SAN FRANCISCO
PUBLIC LIBRARY

CALENDAR:

FOR THIS MEETING OF THE ABATEMENT APPEALS BOARD--and until such time as a policy is formally adopted,--it is the interim cooperative intent of the Abatement Appeals Board of the City & County of San Francisco that, at the point so designated as **Public Comment** on the following Calendar, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdication of the Board--excepting calendar items. With respect to calendar items, the public's opportunity to address the Board will be afforded when the item is reached in the meeting. Each member of the public may address the Board for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the chairperson may continue **Public Comment** to another time during the meeting.

Please see attachment for the Commission's interim cooperative intent on accessibility to its meetings.

A. CALL TO ORDER and ROLL CALL:

Commissioners: [ ] Buscovich, [ ] Davis, [ ] Hansen, [ ] Hood, [ ] Guinnane, [ ] Sanbonmatsu, [ ] Vasquez.

B. OATH: All parties giving testimony before this Board today will rise, raise their right hands and be sworn.

C. APPEAL(S) CONTINUED FROM PREVIOUS HEARING(S): Order of Abatement: None

D. NEW APPEAL(S): Order of Abatement

CASE NO. 6604: **197 Downey Street** [see attached pages 1 - 5]
Owner of Record: Vitaly B. & Ludmilla Luskin, 3409 Chris Ln., San Mateo, CA 94403

Appellants Request: More time needed. Owner out of town on business.

DETERMINATION & PROVISION(S):_____

CASE NO. 6605: **2263 Market Street** [see attached pages 6 - 11]

Owner of Record: Caridad Gravitt Trustee, 2263 Market Street, #2, San Francisco, CA 94114
William A. Gravitt, 2261 Market Street, Suite 119, San Francisco, CA 94114

Appellants Request: More time to allow tenant to move and avoid any possibility of legal claims by tenant.

DETERMINATION & PROVISION(S):_____

E. REHEARING(S): Order of Abatement

None.

F. FRANCHISE TAX BOARD CASES:

CASE NO. 3397: **43-43 1/2 Liberty Street** [see attached pages 12 - 17F]

Owner of Record: Tim Mar & G. Gary & M. Choy, 822 Congo Street, San Francisco, CA 94131

Appellants Request: More time needed to incorporate illegal unit with legal unit. Tenant moving to facilitate work.

DETERMINATION & PROVISION(S):_____

G. PUBLIC COMMENT [refer to lead note at the head of this Calendar].

H. ADJOURNMENT.

BN/ts

cc: AAB Commissioners
Secretary for Commissioners
Director, DBI
Acting Secretary, DBI
Acting Manager, HIS
CED Hearing Officer
Chief, BID
City Attorney
City Planning
CED Record Clerk
Public Library, c/o Government Documents Dep't.
File (2)
Agenda Only:
Board of Permit Appeals, City Hall
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy

(P:tds\62195-aab)

SEE ATTACHED SHEET FOR INFORMATION CONCERNING ACCESSIBILITY TO MEETINGS.

nterim Cooperative Intent on Accessibility to Meetings

SIGN LANGUAGE INTERPRETERS will be available upon request. Please contact *Peter Fries, Secretary to the Building Inspection Commission*, at VOICE (415) 558-6164 or TDD (415) 558-6161 at least 72 hours prior to the meeting.

See the reverse for the meeting location.

TRANSPORTATION The closest accessible MUNI lines serving this location are:

42 Van Ness (Downtown Loop)
26 Valencia (Inbound disembark @ Market & Gough)

STREET PARKING: Two blue zones at 1695 Mission Street near the corner of Duboce & Mission and two on Otis near Duboce.

SOUND SYSTEM For persons with hearing difficulty, an FM Amplifying System will be available at all Commission meetings.

MULTIPLE CHEMICAL SENSITIVITIES Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the city to accommodate these individuals.

SEATING Accessible integrated seating for persons with disabilities (including those using wheelchairs) will be available.

DOCUMENT FORMATS Minutes of the meeting will be made available in large print, tape, disk form and/or readers upon request. If you require the use of a reader, *Peter Fries, Secretary to the Building Inspection Commission*, at VOICE (415) 558-6164 or TDD (415) 558-6161 at least 72 hours prior to the meeting.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NOTICE OF AAB/FTB HEARING

Revised Copy

Date: June 23, 1995

Nature of Appeal:

[x] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

Vitaly B. & Ludmilla Luskin

3409 Chris Lane

San Mateo, CA 94403

PROPERTY ADDRESS 197 Downey Street

BLOCK 1269 LOT 110

APPEAL NO. 6604 Source Code DI0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 5, 1995, will be heard by the Board at 3:00 p.m. on July 7, 1995, Friday in Room 428, War Memorial Building, 401 Van Ness Avenue, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant .

[p:tds\aab-hrg]

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ 56.21

VITALY B. LUSKIN
Appellant

Appeal Number 6604

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on APRIL 6, 1995.

(2) The affected premises are located at 197 DOWNEY ST., SAN FRANCISCO, San Francisco. They contain 3 dwelling units and — rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
TO POSTPONE A DATE OF FILING FOR A BUILDING PERMIT FROM MAY 6, 1995 TILL OCTOB. 6, 1995; AND ALSO, ACCORDINGLY, TO POSTPONE THE DATES OF OBTAINING OF A BUILDING PERMIT AND COMPLETION OF WORK IN THE REPORT.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.
OWNERS ARE ON THE BUSINESS TRIP OUTSIDE OF THE U.S.A.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above AGENT.

(6) The official address of the undersigned is:
3109 CHRIS LANE,
SAN MATEO,
CA. 94403

Tel. No. (415) 574-8240

MAY 5, 1995
Date Filed

(2)

FOR Signature (Print Name Below)
VLADISLAV V. LUSKIN
other: Maxima

File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

F788943

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ADDRESS:
197 DOWNEY STREET

LUSKIN VITALY B & LUDMILLA
3409 CHRIS LN
SAN MATEO, CA 94403

BLOCK: 1269 LOT: 110
SEQ: 01 CASE: DC
DH: NO. 33655
INSPECTOR: ROBERT NOELKE
DISTRICT: 38

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE

ORDER NO. 1020-A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON APRIL 6, 1995 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 203. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET PLAN REVIEW PROCESS.
3. 30 DAYS THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.
4. THIS CASE WILL BE REFERRED TO THE STATE FRANCHISE TAX BOARD.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.
THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6TH FL., SAN FRANCISCO, CA 94103, (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR
DEPARTMENT OF BUILDING INSPECTION

DATE APPROVED: APRIL 6, 1995

Phone No. (415) 558-6454 FAX No. 415-558-6474

3

(m\U:ooaform1)

iy and County of San Francisco

Department of Public Works
Bureau of Building Inspection
1660 Mission Street
San Francisco, CA 94103

NOTICE OF VIOLATION

ITALY B & LUDMILLA
IS LN
) CA
94403

DATE: September 28, 1994
PROPERTY ADDRESS: 197 DOWNEY ST
ASSESSOR'S BLOCK: 1269 LOT: 110
COMPLAINT NUMBER: H9403338
HOUSING INSPECTOR: DUSTY LOWERY
558-6205

JAL NOTICE ___ COMPLAINT NOTICE ___ OTHER _____

ROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN AND COUNTY OF SAN FRANCISCO:

AKE NOTICE that the described premises were inspected by inspector(s) of the Bureau of Building Inspection of the nt of Public Works. As a result of the inspection, violations were found to exist and were listed in the notice of mailed to the owner(s).

GLY, the owner(s) of the above described property are required, within the time limit set forth in the notice(s), to make on (if required) for the necessary permits, to correct the conditions in the premises and to obtain permits and proceed to the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S)

Warning

17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, s for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not within six (6) months after notice of violation by the regulatory agency.

03(a) of the Building Code provides that structures maintained in violation of the Municipal Code are public nuisances ch are subject to abatement and condemnation.

06 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, or refuses to comply with the Housing Code, or any order of the Superintendent or the Director of Public Works, made to this Code, shall be guilty of a misdemeanor.

t application (if required) by the attached notice(s), must be applied for within the time limit set forth in the . When the owner(s) or his agent has not applied to the Central Permit Bureau of the City and County of San Francisco nd all permits required by law to perform all work necessary to cause said premises, and all parts thereof, to conform r applied to said Central Permit Bureau for a permit to demolish the structure at said premises, and taken all action to procure the issuance of said permit(s) without delay, including the filing of plans, drawings, and specifications therefor, and thereafter if work is not being prosecuted diligently and expeditiously and continuously toward n, this case will be referred to the Director for abatement proceedings or such other action as may be provided by law.

f corrections is not completed or being diligently and expeditiously and continuously prosecuted after six (6) months from notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

NFORCEMENT WILL BE BORNE BY THE OWNER. Section 203(b)3 of the San Francisco Building Code provides for assessment of the Building Inspection's costs, including preparation, inspections, appearances at hearings and all attendant costs of ion if compliance with this notice is not effected in a timely manner.

ng Inspector will answer questions you may have regarding the NOTICE(S) on any weekday between 8:00 and 9:00 a.m. or :00 and 5:00 p.m. You may call the inspector at 558-6220 or see the inspector in person at 1660 Mission Street, Sixth ring the same hours.

plications (if required) are to be filed at the Central Permit Bureau, 1660 Mission Street, First Floor. A post card ailed to you by the Central Permit Bureau when the building permit is ready to be picked up.

letion of all required work, you must contact the inspector for a final inspection, unless otherwise specified.

Dot Yee
Superintendent
Bureau of Building Inspection

URS: 8 to 9 AM : 4 to 5 PM

4

y and County of San Francisco

Department of Public Works
Bureau of Building Inspection
1660 Mission Street
San Francisco, CA 94103

NOTICE

LUSKIN VITALY B & LUDMILLA E
LUSKIN VITALY B & LUDMILLA
3409 CHRIS LN
SAN MATEO CA

94402

DATE: September 28, 1994
LOCATION: 197 DOWNEY ST
SAN FRANCISCO, CA
H9403336

You are hereby ordered to comply with the following requirements:

INSPECTION 9/22/94, SENT LETTER FOR REQUEST FOR INSPECTION. APPEARS TO HAVE ILLEGAL UNIT AT LOWER RIGHT HAND DOOR OF BUILDING (FACING BLDG). RECORD SHOWS R-3 2 UNITS.

NO ENTERY 9/26/94

9X9X9X

(1) PERMIT RESEARCH FOR THIS BUIDING REVEALED NO VALID PERMITS EITHER ISSUED OR CLEARED BY ANY INSPECTOR TO ALTER OR REMODEL THIS BUILDING TO IT'S PRESENT USE AS (3) THREE UNITS ON THREE (3) FLOORS (ILLEGAL BASEMENT UNIT).
THE LEGAL USE OF THIS BUILIDING IS TWO (2) UNITS ON TWO FLOORS WITH A BASEMENT(GARAGE).
YOU ARE REQUIRED TO WITHIN 30 DAYS OBTAIN ALL REQUIRED BUILDING PERMITS, TO LEGALIZE OR REVERT BACK TO LAST LEGAL USE. TWO SETS OF FLOOR PLANS AND ELEVATIONS ARE REQUIRED TO BE SUBMITTED WITH PERMIT APPLICATION.

(2) THIS IS NOT AN COMPLETE INSPECTION.

The above orders must be complied with within 30 days.

WHEN ALL WORK IS COMPLETE CALL THE INSPECTOR FOR FINAL INSPECTION

8 TO 9AM: 4 TO 5PM
OFFICE HOURS

558-6205
PHONE

DUSTY LOWERY
Housing Inspector

5

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NOTICE OF AAB/FTB HEARING

Revised Copy

Date: June 23, 1995

Nature of Appeal:

[x] Director's Order

[ ] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

Caridad Gravitt Trustee

2263 Market Street, #2

San Francisco, CA 94114

PROPERTY ADDRESS 2263 Market St., #4

BLOCK 3559 LOT 016

APPEAL NO. 6605 Source Code DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 28, 1995, will be heard by the Board at 3:00 p.m. on July 7, 1995, Friday in Room 428, War Memorial Building, 401 Van Ness Avenue, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

cc: William A. Gravitt
2261 Market Street, Suite 119
San Francisco, CA 94114

Original Notice of Hearing is sent to Appellant .

[p:tds\aab-hrg]

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ 56.24

William A. Gravitt, Trustee
Appellant

Appeal Number 6605

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on April 6, 1995.

(2) The affected premises are located at 2263 Market St, San Francisco. They contain 4 dwelling units and _____ rooming units.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto. Issue: Tenant has a business in a residential unit. RESOLUTION: Tenant has agreed (copy of agreement attached) to vacate the unit by July 27, 1995. Landlord will then revert the unit to residential use. At the hearing, landlord requested 120 days to comply. The request was denied.

(4) State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board. Owner is bound contractually to continue the tenancy beyond the 70-day deadline established by the department. Owner has applied for a permit to comply (app# 9504790). An extension of time will allow a smooth and amicable resolution and avert a potentially messy and costly litigious situation (from which nobody would benefit) from origin.
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above Trustee of Trust which owns the property

(6) The official address of the undersigned is:
2261 Market St Suite 119
San Francisco, CA 94114

Tel. No. 621-3574

April 28, 1995
Date Filed

William A. Gravitt
Signature (Print Name Below)
WILLIAM A. GRAVITT

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File Abatement Appeals Board (AAB).
1660 Mission Street, 6th Floor, San Francisco, CA 94103. Tel. (415) 558-6454

YOUR PERSONAL BEST™

EXERCISE EDUCATION, HEALTH AND FITNESS

LEASE AGREEMENT FOR FOUR MONTHS OR LESS

The tenancy at 2263 Market Street, unit numbers 3 and 4 (hereinafter referred to as "premises") is changed by agreement of both the Landlord, The Caridad Gravitt Living Trust, and Tenant Roy Cameron, d.b.a. **YOUR PERSONAL BEST™**, to a "Lease Agreement for Four Months or Less".

Tenant agrees to vacate the premises no later than 5 p.m. four months or earlier from the date this agreement is signed. We assume no responsibility for any individuals or entities that may occupy the premises after we have vacated the premises. Tenant shall pay the normal rent as it comes due through date of vacating of the premises except as noted below.

As part of entering into this agreement all communications oral and written, between Landlord and Tenant, the Cameron/Kirwin Partnership, **YOUR PERSONAL BEST™**, and its employees are to be considered confidential. Any breach of that confidentiality, in particular with Charles Pick of A.Q.A. or C.P.A., or its employees or associates.

In reference to the California Civil Code §1950.5 the following request for return of deposits applies to this agreement. On September 22, 1989, a deposit of $450.00 was delivered for space #4. Please be advised that the lease agreement for space #4 states that $900.00 would be applied towards the last months rent. On December 17, 1991, a deposit of $387.50 was delivered for space #3. Our understanding of the Civil Code is that after an inspection of the premises these deposits will be returned no later than three (3) weeks after we have vacated the premises. The $900.00 will be applicable to the last months rent on space #4. The total amount to be returned is $837.50.

If the tenant agrees to move out earlier, the rent shall be prorated. Any remaining balance of money shall be returned to the tenant, in addition to the total above.

Various controversies concerning the premises have arisen between the parties. Therefore, in consideration for the entering into of this Agreement, the parties agree to mutually release each other from any and all claims that they might have against each other as of the signing of this release agreement.

William A. Gravitt as Trustee of the
Caridad Gravitt Living Trust Landlord

Date 3/27/95

Roy Cameron, Tenant, representing
YOUR PERSONAL BEST™ and himself

Date 3/27/95

cc: Paul Smoot

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Market Street, Suite 306 • San Francisco, CA 94114 • Phone: 415/553-8635 • Toll Free: 800/359-9733 • Fax: 415/553-8661

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

GRAVITT CARIDAD TRUSTEE
2263 MARKET ST., #2
SAN FRANCISCO, CA 94114

ADDRESS: 2263 MARKET ST., #4
BLOCK: 3559 LOT: 016
SEQ: 01 CASE: DC
DH: NO. 33658
INSPECTOR: ROBERT NOELKE
DISTRICT: 38

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE

ORDER NO. 1013-A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON APRIL 6, 1995 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 203. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 10 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET PLAN REVIEW PROCESS.
3. 30 DAYS THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.
THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 1660 MISSION ST., 6TH FL., SAN FRANCISCO, CA 94103, (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR
DEPARTMENT OF BUILDING INSPECTION

DATE APPROVED: APRIL 6, 1995

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Phone No. (415) 558-6454 FAX No. 415-558-6474

(m\U:ooaform1)

.y and County of San Francisco

Department of Public Work
Bureau of Building Inspectic

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy Thereof

RST NOTICE
:COND NOTICE
THER _____
(CIRCLE ONE)

GRAVIT. CARIDAD (TR)
2263 MARKET ST #1
S.F CA 94114

NOTICE DATE 5-11-94

DRESS _____

BC-Building Code
HC-Housing Code
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Coo

OLATION DESCRIPTION:	CODE/SECTION#
search of the permits for this building revealed that there	
re no valid permits either issued or cleared by any inspector	
alter or remodel this building to it's present use as	301 B.C.
ITNESS STUDIO IN APARTMENT # 4 (B-2) OCCUPANCY	
AND 3 APARTMENTS (R-1)	
e legal use of this building is A 4 (FOUR) UNIT APARTMENT	
BUILDING (ALL R-1 OCCUPANCY)	

IE FOLLOWING CORRECTIVE ACTION IS REQUIRED:

☐ STOP ALL WORK

u are required, within 30 days, to file a building permit
legalize or to revert back to the last legal use.
o sets of floor plans are required to be submitted with a building
rmit application.

ESTIGATION FEE OR
HER FEE WILL APPLY

PROX. DATE OF
RK W/O PERMIT _____

△ 2x Fee (Work w/o Permit after 1/1/1967)
△ Reinspection Fee
☐ Other _____

△ 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)
☐ No Penalty (Work w/o permit prior to 9/1/60)

uant to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees may appealed to the Board of Permits Appeals within 15 days of permit action. Room 154-A, City Hall, 554-6720.

RNING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of lic Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

RNING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the chise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

FURTHER INFORMATION CONTACT INSPECTOR OSCAR J. WILLIAMS
(Inspector — Print Name)

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: _____
Inspector Signature

No Plans on File

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☐ Building Inspection Division
Room 201, 450 McAllister St. 558-60
☒ Housing Inspection Division
Room 302, 450 McAllister St. 558-62
☐ Electrical Inspection Division
Room 103, 450 McAllister St. 558-60
☐ Plumbing Inspection Division
Room 103, 450 McAllister St. 558-60
☐ Code Enforcement Division
Room 260, 1390 Market St. 554-87

(12/90)

City and County of San Francisco

Bureau of Building Inspection
450 McAllister Street
San Francisco, CA. 94102

☒ First
☐ Second

NOTICE OF VIOLATION

GRANT CARDAT JR.
2263 MARKET ST #2
S.F. CA 94114

DATE: 5-11-94
PROPERTY ADDRESS: 2263 MARKET ST #4
ASSESSOR'S BLOCK: 3559 LOT: 16
HOUSING INSPECTOR: Oscar Williams

☐ ANNUAL NOTICE ☒ COMPLAINT NOTICE ☐ OTHER

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO:

PLEASE TAKE NOTICE that the described premises were inspected by inspector(s) of the Bureau of Building Inspection of the Department of Public Works. As a result of the inspection, violations were found to exist and were listed in the notice of violation mailed to the owner(s).

ACCORDINGLY, the owner(s) of the above described property are required, within the time limit set forth in the notice(s), to make application (if required) for the necessary permits, to correct the conditions in the premises and to obtain permits and proceed to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S).

Warning

Sections 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency.

Section 203(a) of the Building Code provides that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to abatement and condemnation.

Section 306 of the Housing Code provides that any person, the owner(s) or his authorized agent who violations, disobeys, omits, neglects, or refuses to comply with the Housing Code, or any order of the Superintendent or the Director of Public Works, made pursuant to this Code, shall be guilty of a misdemeanor.

Any permit application (if required) by the attached notice(s), must be applied for within the time limit set forth in the notice(s). When the owner(s) or his agent has not applied to the Central Permit Bureau of the City and County of San Francisco for any and all permits required by law to perform all work necessary to cause said premises, and all parts thereof, to conform to law, or applied to said Central Permit Bureau for a permit to demolish the structure at said premises, and taken all action necessary to procure the issuance of said permit(s) without delay, including the filing of plans, drawings, and specifications required therefor, and thereafter if work is not being prosecuted diligently and expeditiously and continuously toward completion, this case will be referred to the Director for abatement proceedings or such other action as may be provided by law.

If work of corrections is not completed or being diligently and expeditiously and continuously prosecuted after six (6) months from the date, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

COST OF ENFORCEMENT WILL BE BORNE BY THE OWNER. Section 203(b)3 of the San Francisco Building Code provides for assessment of the Bureau of Building Inspection's costs, including preparation, inspections, appearances at hearings and all attendant costs of this action if compliance with this notice is not effected in a timely manner.

The Housing Inspector will answer questions you may have regarding the NOTICE(S) on any weekday between 8:00 and 9:00 a.m. or between 4:00 and 5:00 p.m. You may call the inspector at 558-6220 or see the inspector in person at 450 McAllister Street, Room 302, during the same hours.

Permit applications (if required) are to be filed at the Central Permit Bureau, 450 McAllister Street, Room 104. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up.

Upon completion of all required work, you must contact the Inspector for a final Inspection, unless otherwise specified.

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

Oscar Williams
Housing Inspector
PHONE 558-6121

nov93 Revised 5/93
OFFICE HOURS: 8 to 9 AM : 4 to 5 PM
HID-90-A
0003-H-05-A

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NOTICE OF AAB/FTB HEARING

Revised Copy

Date: June 23, 1995

Nature of Appeal:

[ ] Director's Order

[x] Franchise Tax Board Notices

[ ] Other _____

Appellant's Name & Mailing Address:

Tim Mar & G. Gary & M. Choy

822 Congo Street

San Francisco, CA 94131

PROPERTY ADDRESS 43-43 1/2 Liberty St.

BLOCK 3608 LOT 078

APPEAL NO. 3397 Source Code DC0

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 9, 1995, will be heard by the Board at 3:00 p.m. on July 7, 1995, Friday in Room 428, War Memorial Building, 401 Van Ness Avenue, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Building Inspection, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or call (415) 558-6466. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Sean McNulty

Sean McNulty, Secretary
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant .

[p:tds\aab-hrg]

(415) 558-6454 1660 Mission Street, 6th Floor, San Francisco, CA 94103

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

APPEAL FILING

File Appeal with
Abatement Appeals Board
1660 Mission Street
San Francisco, CA 94103
Tel. No. 558-6454

FILING FEE: $ 56 24/27

TIM MAR
Appellant

Appeal Number 3397

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 43-45 LIBERTY ST, San Francisco. They contain 2 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

I'm attempting to legally join illegal unit with legal unit above it. Upstairs tenant is vacating next month.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

Work is ~~easier~~ more easily done when units are vacant.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above TIM MAR.

(5) The official address of the undersigned is:

822 CONGO ST
S.F. CA. 94131

Tel. No. 337-7788

Dated: 6/9/95

Tim Mar
Signature (Print Name Below)
TIM MAR

1660 Mission St., San Francisco, CA 94103 Tel (415)558-6454
ml/FTB-Form

RECORDING REQUESTED BY AND MAIL TO:

Dep't. of Building Inspection
c/o Maxima Lim
1660 Mission St., 6th Fl.
San Francisco, CA 94103

DC 95-032

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

1. DATE OF NONCOMPLIANCE
June 1, 1995

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board and the County Recorder will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board and the County Recorder. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Section 17274 or Section 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s) of Owner(s):	(b) Mailing Address	(c) California corporation no., federal employer identification no., or social security no.
MAR TIM & GARY G & CHOY M		
822 Congo Street		
San Francisco, CA 94131		

3. SUBSTANDARD RENTAL HOUSING PROPERTY

STREET ADDRESS: 43 - 43 1/2 LIBERTY STREET
(b) PARCEL NUMBER: ~~3608~~ 40
LOT NUMBER: 3608
BLOCK NUMBER: 078

MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS): 822 Congo Street

DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT HOUSE, ETC.): Three (3) Units

REGULATORY AGENCY NAME: Department of Building Inspection, Housing Inspection Services

REGULATORY AGENCY ADDRESS: 1660 Mission St., 6th Floor, San Francisco, CA 94103

SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY: Lesley Stansfield, Manager, HIS
7. DATE OF SIGNATURE: June 1, 1995

NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION: Robert Noelke, Sr. Housing Inspector
9. TELEPHONE: (415) 558-6466

(14)

White — Agency Yellow — Franchise Tax Board Pink — County Recorder Goldenrod — Taxpayer

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy Thereof

FIRST NOTICE

SECOND NOTICE

OTHER _____
(CIRCLE ONE)

9X

NOTICE DATE 1-25-93

ADDRESS 43-43½ 45 Liberty St

BC-Building Code
HC-Housing Code
EC-Electrical Code
PC-Plumbing Code
MC-Mechanical Code

VIOLATION DESCRIPTION: Research of building permits of this building revealed no valid permit was issued or cleared by inspector to alter or to remodel the building. The legal use of this building 2 units on 2 fls. of occupancy. Basement unit was installed without permit. (43½) Also revert attic space/remove all storage or install sprinkler system. Basement unit does not have 2nd means of Egress

CODE/SECTION: 301 BC

THE FOLLOWING CORRECTIVE ACTION IS REQUIRED:

☐ STOP ALL WORK

You are required within 10 days to file a building permit to legalize or to revert to legal use basement unit. Two sets of floor plans are required to be submitted with building application. Also comply with attached Electrical Report dated 11-24-92

INVESTIGATION FEE OR OTHER FEE WILL APPLY

△ 9x Fee (Work w/o Permit after 1/1/1967)
△ 2x Fee (Work Exceeding Scope of Permit or work w/o permit from 9/1/60 to 1/1/67)
△ Reinspection Fee
☐ No Penalty (Work w/o permit prior to 9/1/90)
☐ Other _____

APPROX. DATE OF WORK W/O PERMIT 1988

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permits Appeals within 15 days of permit action. Room 154-A, City Hall, 554-6720.

WARNING! Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Public Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING! Anyone who derives rental income from housing determined by the Bureau of Building Inspection to be substandard cannot deduct from the personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

FOR FURTHER INFORMATION CONTACT INSPECTOR D. Gogna
(Inspector — Print Name)

at
☐ Building Inspection Division, Room 201, 450 McAllister St. 558-6096
☒ Housing Inspection Division, Room 302, 450 McAllister St. 558-6220
☐ Electrical Inspection Division, Room 103, 450 McAllister St. 558-6030
☐ Plumbing Inspection Division, Room 103, 450 McAllister St. 558-6054
☐ Code Enforcement Division, Room 260, 1390 Market St. 554-8742

L. L. Litchfield, P.E.
Superintendent
Bureau of Building Inspection

By: D. Gogna

Inspector Signature

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City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

OF THE SAN FRANCISCO MUNICIPAL CODES RENDERING
HOUSING TO BE SUBSTANDARD (PER SECTIONS 17274 (b) (2)
AND 24436.5(b) (2), REVENUE AND TAXATION CODE)

3608/76

Tim Mar
822 Congo St
S.F. Ca 94131

Date: 1-25-92
Property Address: 43-43½-45 Liberty St
Assessor's Block 3608 Lot 77 CT 207
Housing Inspector: D. Cogan

[ ] Routine Checklist Notice [✓] Complaint Notice [ ] ENERGY

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO:

PLEASE TAKE NOTICE that the above described premises was inspected by inspector(s) of the Bureau of Building Inspection of the Department of Public Works. As a result of the inspection, conditions(s) was found to exist in the notice of violation mailed to the owner(s), maintained in the premises in violation of the provisions of the San Francisco Municipal Code dealing, among other things, with housing, building, health, and/or safety. Based upon this inspection, the Superintendent has determined and declares these premises to be substandard housing.

ACCORDINGLY, THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION HEREBY ORDERS the owner(s) of the above described substandard property, within the time limit set forth in the notice(s), to make application (if required) for the necessary permits, to correct the conditions in the premises maintained in violation of the Municipal Code, thereafter to obtain permits and proceed to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICES(S).

WARNING

Sections 17274 and 24436.5 of the Revenue and Taxation code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. (PLEASE TAKE NOTICE THAT THE DATE OF THIS NOTICE OF VIOLATION MARKS THE BEGINNING OF THE SIX MONTH PERIOD).

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Section 203.(a) of the Building code provides that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to abatement and condemnation.

Section 306 of the Housing code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects, or refuses to comply with the Housing Code, or any order of the Superintendent or the Director of Public Works, made pursuant to this Code, shall be guilty of a misdemeanor.

Any permit application (if required) by the attached notice(s), must be applied for within the time limit set forth in the notice(s). When the owner(s) or his agent has not applied to the Central Permit Bureau of the City and County of San Francisco for any and all permits required by law to perform all work necessary to cause said premises, and all parts thereof, to conform to law, or applied to said Central Permit Bureau for a permit to demolish the structure at said premises, and taken all action necessary to procure the issuance of said permit or permits without delay, including the filing of plans,drawings, and specifications required therefor, and thereafter if work is not being prosecuted diligently and expeditiously and continously toward completion, this case will be referred to the Director for condemnation or such other action as my be provided by law.

If work of correction is not completed or being diligently and expeditiously and continously prosecuted after six (6) months from the date hereof, notification will be sent to the Franchise Tax Board as provided in Section 17274 (c) of the Revenue and Taxation Code.

COST OF ENFORCEMENT WILL BE BORNE BY THE OWNER

Section 203(b)3 of the San Francisco Building Code provides for assessment of the Bureau of Building Inspection's costs, including preparation, inspections, appearances at hearings and all attendant costs of this action if compliance with this notice is not effected in a timely manner.

The Housing Inspector will answer questions you may have regarding the NOTICE(S) on any weekday between 8:00 and 9:00 a.m. or between 4:00 and 5:00 p.m.. You may call the inspector at 558-6220 or see the inspector in person at Room 302, 450 McAllister Street during the same hours.

Permit applications (if required) are to be filed at the Central Permit Bureau, 450 McAllister Street, Room 104. A post card will be mailed to you by Central Permit Bureau when the building permit is ready to be picked-up.

Upon completion of all required work, you must contact the inspector for a final inspection.

L. L. Litchfield, PE
Superintendent
Bureau of Building Inspection

2/6/89
DFCRCN

San Francisco Department of Public Works
Bureau of Building Inspection

Electrical Inspection Division
450 McAllister Street
San Francisco, CA 94102
415-558-6030

ELECTRICAL INSPECTION REPORT

Location 43, 43½, 45 Liberty Street File No. Bk#7-#1231

Owner _____ Electrical Inspector Fross

Date of Inspection 11-24-92 (Building) (Housing) Inspector Gogna

The items checked below are those requiring correction in accordance with San Francisco Electrical Code, and/or Housing Code, and other adopted Codes.

Based on the following report it is required that the violations be corrected by a licensed registered contractor subject to permit and inspection.

1. Hazardous wiring is in evidence and shall be removed or corrected _____ (EC 90-37-38b), H.C. 405 & 708.

2. Unapproved portable cords are fastened to the building structure _____ EC 400-8, H.C. 708.

3. The main electrical service is (deteriorated) (inadequate) in a hazardous condition. Install approved enclosed, "dead front" service wiring and equipment, adequate for the load served, E.C. Section 230 services, H.C. 708.

4. Electrical appliances are plugged into lighting outlets (location) _____. Remove appliance or install approved plug receptacle under permit and inspection by this Division. H.C. 708 & E.C. 90-3.

5. Every habitable room shall have at least one (1) electrical plug outlet and every kitchen shall have at least two (2) electrical plug outlets. New kitchen plug outlets shall be wired to an approved "utility circuit" in a usable location. H.C. 505

6. Light fixture(s) are improperly installed. (location) _____. E.C. Sec. 90-4, 90 Art. 410. H.C. 402-J.

7. Fuses being used in branch circuits are oversized. EC Sec. 240-50 & 52. Install "Type S" non-tamperable fuses of proper size.

8. Every room with running water shall have a wall switch(es) to control lighting outlets. HC 505.

9. (Outlet) (junction box) (panel) cover(s) (are) missing (location) _____. E.C. 370-15, H.C. 708.

10. Inspection of (location) #43, #45 and various _____ was not possible at the time of this inspection and further investigation may expose items requiring maintenance and/or repair. H.C. 308 & 303. E.C. 90-4.

The items of correction listed herein are those which were observed, and does not include similar violations which may be concealed and become evident when work is begun.

#43½ - Wired from house panel.

- No heat provided. H.C. 701.

- Label panel. E.C. 110-12.

Daniel Fross
Electrical Inspector

Daniel Fross
(Print Name)

11-24-92
Date

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